# Understanding Rates & Changes



#### HOW DOES COUNCIL DETERMINE MY VALUATION?

Property valuations are determined yearly by the Valuer General Victoria. The value is determined by actual sales of similar properties in our area. If the property market sees properties selling for high or low prices, those sales will be reflected in the next valuation cycle. The valuations are set as at January 1 each year.

#### DO I HAVE TO ACCEPT THIS VALUATION?

Ratepayers are able to object to their valuation within two months of receiving their annual rates notice. Please refer to the back of your rates notice for information about this process.

## WHAT ARE MY RATES PAYING FOR?

Rates help to fund infrastructure and a wide range of important services for the community. These include the maintenance and renewal of more than 2000km of local roads, drainage and footpaths, bridges, street lighting, the upkeep of playgrounds, parks, gardens, swimming pools and other recreational facilities, along with maternal and child health, library services, planning, and assisting economic development and tourism in the Shire.

# WHAT IS THIS YEAR'S RATE CAP?

The Victorian Government each year sets the maximum increase in rates a Council may adopt. This increase is known as the "Rate Cap". This year the Victorian Government has set the Rate Cap at 2.75%.

The Rate Cap applies as an average across the entire Shire, so individual properties may experience varying increases/decreases which are impacted by individual valuation movements.

#### DOES EVERYONE PAY THE SAME RATE IN THE DOLLAR?

At Pyrenees Shire Council, we have a differential system that applies different rates to each property category based on what it is being used for (for example, farming, residential, commercial etc.).

The Revenue and Rating Plan sets out the rules around each differential to ensure it is transparent and equitable for each property owner. Differential rating categories can be found on the back of your rates notice.

If you would like more detail, the Revenue and Rating Plan can be found on Council's website at **pyrenees.vic.gov.au/rates**.

#### WHAT DOES THE WASTE CHARGE COVER?

Council levies a Waste Management Service Charge that pays for the collection of kerbside bins, bin supply & repairs, public litter management, street cleaning, operating transfer stations, waste/ recycling disposal, Victorian Government's waste levy, legacy landfill monitoring/management and Council waste staff wages.

Kerbside collection includes a landfill bin, a recycling bin, a glass bin and a green waste bin (urban areas only). Disposal of domestic quantities of waste and recycling at Council transfer stations is at no additional cost to all residents.

# WHAT IS THE FSPL?

The Fire Services Protection Levy (FSPL) is a charge set by the Victorian Government to fund fire agencies. Council collects the FSPL on behalf of the state government. The charge is not subject to the rates cap.

#### WHEN ARE MY RATES DUE?



Instalment 4

Instalment 1 Instalment 2

PAY IN FULL

Rates can be paid annually by a lump sum or by instalments. Ratepayers wishing to pay by instalments need to have the first instalment paid by 30 September 2024. If paying in full, payment must be received by 15 February 2025.

Instalment 3

#### I AM EXPERIENCING SOME TROUBLES IN PAYING – CAN WE WORK SOMETHING OUT?

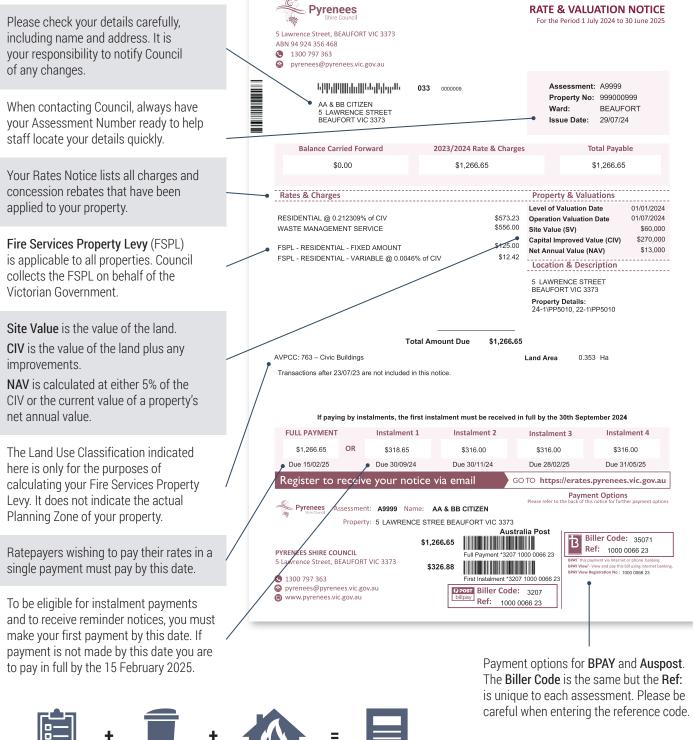
Of course we can – our team is here to help you. Give us a call on 1300 797 363 and we will work out a payment plan. Council has hardship policies in place for anyone struggling financially. All information is kept confidential.

## I AM A PENSIONER. CAN I GET A DISCOUNT ON MY RATES?

If you are an eligible pensioner and hold a current Pensioner Concession Card you may be able to claim a rebate from your council rates. The state government gives pensioners with a concession of up to \$259.50 against their rates and charges, plus an extra \$50 for the FSPL. This is the amount capped for the 2024/25 financial year. This amount is adjusted annually in line with the Consumer Price Index (CPI). If you feel that you are eligible for the rebate and are not currently receiving it, please get in contact with us.

# YOUR RATES NOTICE EXPLAINED

Please contact Council with any questions regarding your Rates Notice. If you are experiencing financial hardship, contact Council early to put in place a payment plan. Phone us on 1300 797 363 Email us pyrenees@pyrenees.vic.gov.au



General rates (capped at 2.75%)

Waste charges

Fire Services Property Levy (set by State Government)

Your rates bill

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