

# Understanding COUNCIL PROPERTY RATES

## What are council rates?

Council rates are a property based charge. Councils use property values as the basis of their rate calculation. Rate revenue, along with council's other income, is used to help fund a range of services and facilities provided by council for the enjoyment and safety of the whole community. Some examples of these services are road construction and maintenance, public gardens, youth and children's services, library services and aged care services.

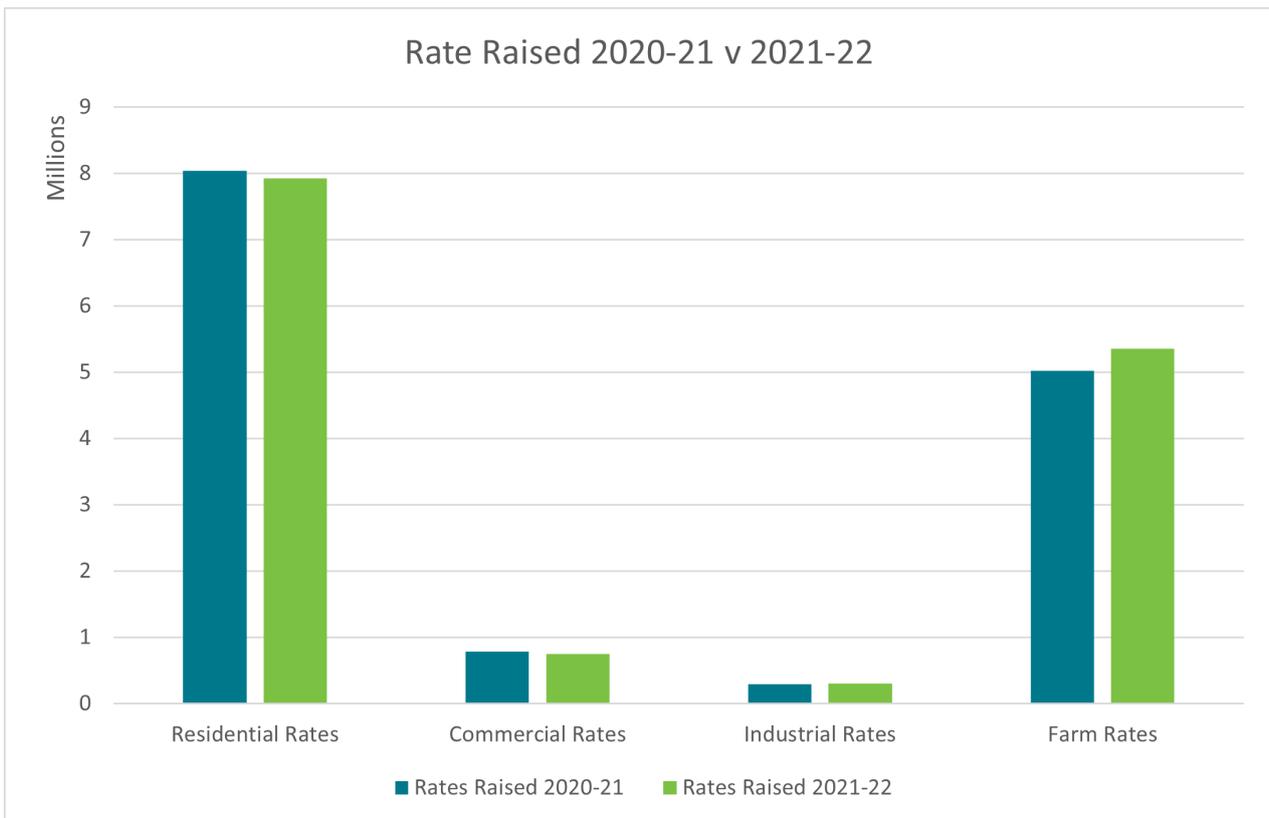
## Is council raising my rates?

Council's total revenue from rates in the 2021-22 financial year will increase by one point five per cent. This increase is in line with the one point five per cent rate cap set by the Victorian State Government.

## Why is council raising rates?

To ensure council can continue to provide capital works projects, services, and amenities to the community, property rates are raised to ensure council's budget is balanced. By raising rates by a small percentage each year, existing programs can continue to run, new projects can be allocated funding, and the overall livability of our shire can improve.

# 1.5%

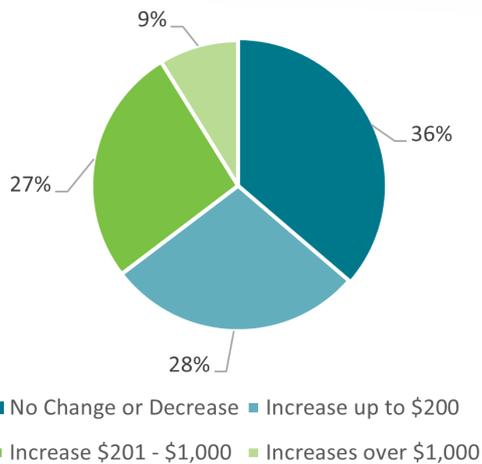


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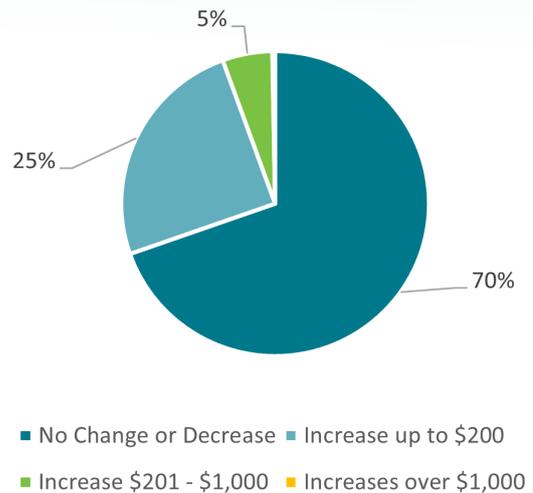
## What does that mean for me?

With a 1.5 per cent rate increase, a majority of properties will see either no change, a decrease in their annual rates bill or an increase of less than \$200. Changes to your rates bill will vary depending on your updated property valuation. The value of a rateable property is determined each year by Valuer General Victoria.

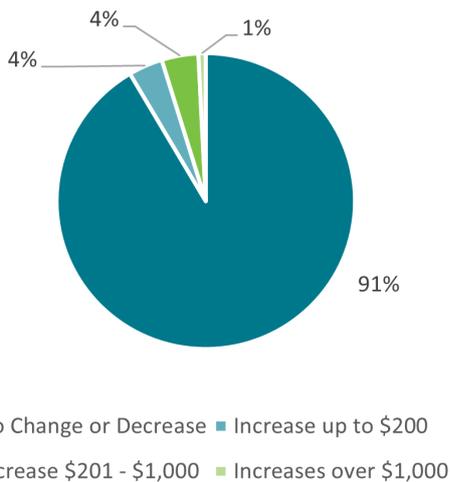
### Farm Rates



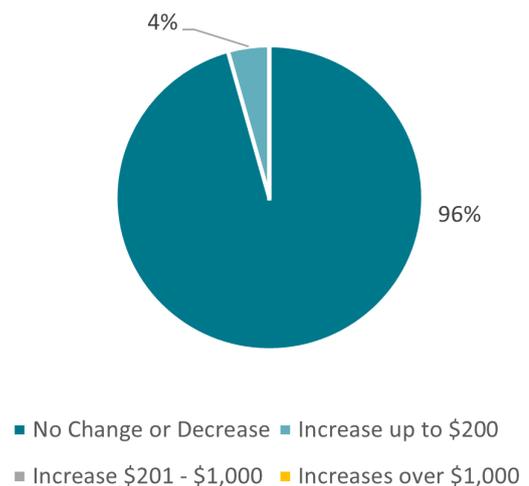
### Residential Rates



### Commercial Rates



### Industrial Rates

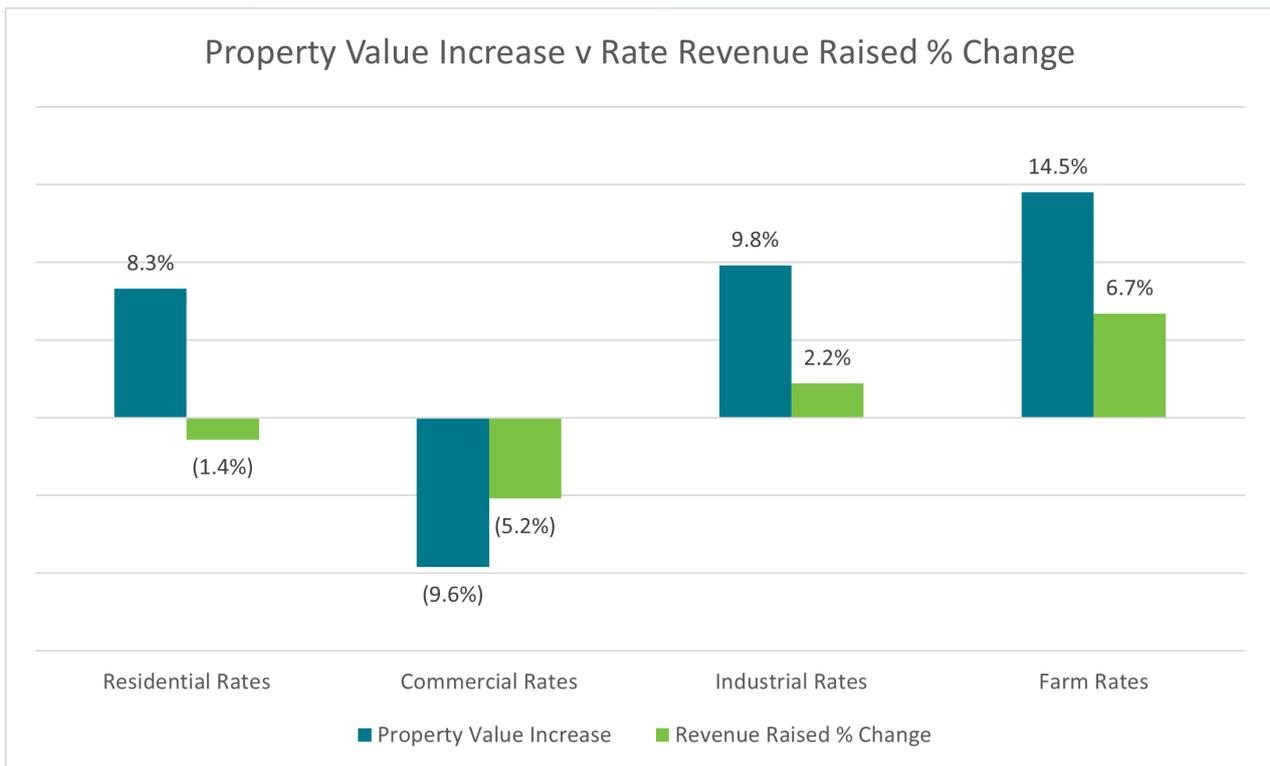


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## Where does the revenue come from?

Council levies rates from farms, residential, industrial, and commercial properties in the shire but different property types contribute different amounts due to shifts in individual property values.

Revenue gained from residential rates will fall by 1.4 per cent whilst revenue from farms will increase by 6.7 per cent in 2021-22. This fluctuation is the result of farmland value increasing in the Shire by 14.5 per cent in 2021-22 while residential valuations only increased by 8.3 per cent.



## What are differential rates?

Differential rates are where council sets different rates in the dollar for different categories of rateable land. In the Northern Grampians Shire, farming properties that meet particular criteria receive a 53 per cent discount on the rate in the dollar compared to the other rateable property categories.

## What does this mean for farmers?

Due to the size and value of farming properties, farmers are entitled to a discount so the size of their land doesn't inflate farming property rates in an unreasonable way.

## What if I need assistance paying my rates?

Social Security and Veterans Affairs pensioners may be entitled to a concession on their municipal rates, up to a maximum of \$297. Ratepayers who have been impacted by the COVID-19 pandemic and are experiencing hardship can make an application for rate assistance.