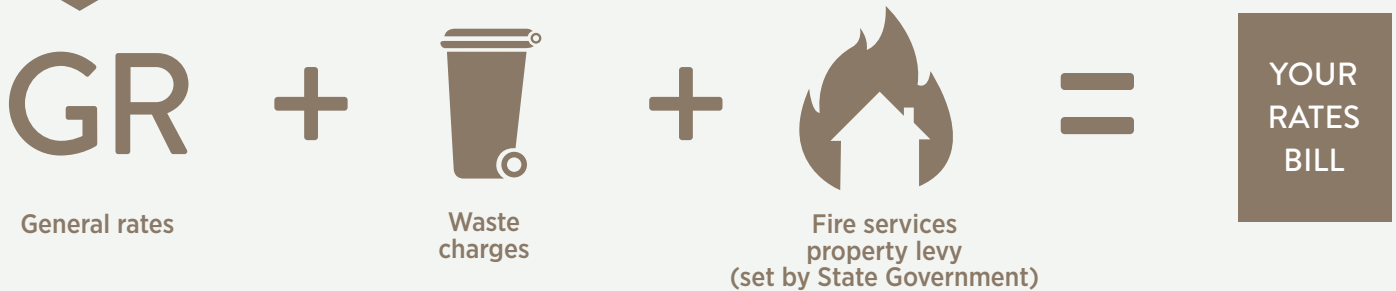


# RATE CAPPING AND GENERAL REVALUATION

## The components of your annual council rates bill



Under the Fair Go Rates System introduced by the State Government a council can only raise its total rates revenue above the 2.25% cap if it has consulted with its community and been granted permission by the Essential Services Commission.

Mount Alexander Shire did not apply for a variation.

The waste charge helps to pay for the cost of kerbside waste collection, recycling, waste disposal and State Government landfill levy – a charge the council must pay when waste is deposited at landfill.

Waste charges are not subject to the rates cap.

All Fire Services Property Levy money collected by councils is passed onto the State Government to fund fire agencies.

This charge is set by the State Government and is not subject to the rates cap.

Your bill may be more or less than you expected because the 2.25% rate cap applies to the overall rate revenue collected by council, not your individual property.

The 2.25% rate cap does not apply to waste charges, the fire services property levy or property revaluations.

## An example of how residential rates are calculated




## Frequently asked questions

- |   |   |
|---|---|
| <p><b>Q.</b> Has the promised 2.25% rate cap been applied to your rates bill?</p>                     | <p><b>A.</b> Yes - the 2.25% rate cap applies to the total general rates revenue generated by Council. The rate cap is not applicable to individual properties.</p>   |
| <p><b>Q.</b> Has council increased the market value of my property to receive more rates revenue?</p> | <p><b>A.</b> No – valuations are conducted by qualified, independent valuers and valuations are reviewed by the Valuer General. Some ratepayers will see their rates decrease while others will increase, but the overall general rates and charges collected by Council won't exceed the rate cap.</p> |

For further information refer to our website – [www.mountalexander.vic.gov.au/rates](http://www.mountalexander.vic.gov.au/rates)

# HOW TO READ YOUR RATES NOTICE

- Instalment** – we will issue instalment notices at least 14 days before each instalment is due.
- Capital Improved Value (CIV)** – this is the valuation on which your rates are calculated. It is the total market value of the land plus buildings and improvements.
- Rates cap** – only Council charges are subject to the 2.25% rates cap.
- Fire Services Property Levy (FSPL)** – a property based levy from the Victorian Government collected and transferred to the Victorian Government. For more information visit [firelevy.gov.au](http://firelevy.gov.au) or call 13 21 61.
- Waste charges** – your contribution towards the cost of landfill operations and your kerbside collection service.
- Pension concession** – eligible pensioners and veterans receive a government rebate.
- Australian Valuation Property Classification Code (AVPCC)** – allocated to each property according to the use of the land, which determines the rating code.
- FSPL classification** - The FSPL category allocated to your property, dependent on the AVPCC.
- Differential rating code** – the property type on which your rates are calculated.
- Payment options** – payments can be made via a number of methods including online, by phone and in person.



**MOUNT ALEXANDER**  
SHIRE COUNCIL

Mount Alexander: Innovative, creative, connected.

## Valuation, rates and charges notice

For period 1 July 2018 to 30 June 2019  
ABN: 12 966 477 062

The ratepayer  
Street address  
**CASTLEMAINE VIC 3450**

Issue Date: XX/XX/2018  
Property ID: 98765  
Land Valuation Date: 01/01/2018  
Site Value: \$119,000  
Capital Improved Value: \$410,000  
Net Annual Value: \$20,500

Description and location of property:  
Street address  
**CASTLEMAINE VIC 3450**



Council rates and waste charges	Victorian Government Fire Services Property Levy	Pensioner concession	Total amount due
<b>How your 2018/2019 rates are calculated</b>			
Capital Improved Value (CIV)	\$		
Rate in dollar	x \$		
Council charges	= \$		
Fire Services Property Levy	+ \$		
Waste charges	+ \$		
-credit or +arrears	+/- \$		
Pensioner concession - Rates	- \$		
Pensioner concession - FSPL	- \$		
<b>Total due</b>			

<b>Instalment 1</b> 30/9/2018		\$
<b>Instalment 2</b> 30/11/2018		\$
<b>Instalment 3</b> 28/02/2019		\$
<b>Instalment 4</b> 31/05/2019		\$

**Legal description of property:**

AVPCC: FSPL classification: Differential rating code:	Account ID <b>98765</b>
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**HOW TO PAY YOUR ACCOUNT**  
Please see reverse for further payment options

 Biller Code: 41749 Ref No:	 Australia Post Ref No:
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BPAY® this payment via internet or phone banking.  
BPAY View® – View and pay this bill using internet banking.  
BPAY View Reference No.:

The rates and charges levied by this notice must be paid in 4 instalments. You may pre-pay all 4 instalments by 30 September or any other combination of instalments by their due date(s).

## Want to help us save paper and help the environment?

In the next 12 months we will be able to email your rates notice. Not only will this be helpful to our environment, but it will enable us to redirect the savings on postage costs to other vital Council services.

If you would like to help us by receiving your rates notice electronically please email [rates@mountalexander.vic.gov.au](mailto:rates@mountalexander.vic.gov.au) with your name, property number, property address and email address.

## Did you know?

It is also possible to receive an electronic copy of your rates notice through your online banking. For further information, look for Bpay View next time you bank online. Signing up is easy and, for extra convenience, email reminders are sent when your bills are due.