

Rate capping and general revaluation

Rates are an important part of your local council's ability to deliver essential community infrastructure and services. The rates we collect are a form of property tax. The value of each property is used as the basis for calculating what each property owner will pay, as well as other charges set by the Victorian State Government. This flyer helps to explain how your rates are calculated.

The sum of your annual council rates bill

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YOUR
RATES
BILL

General rates

Waste charges

Fire services property levy
(set by the Victorian Government)

Under the Fair Go Rates System introduced by the State Government in 2016 a council can only raise its total rates revenue above the rate cap, set for the financial year, if it has consulted with its community and has been granted permission by the Essential Services Commission.

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

Waste charges are not subject to the rates cap.

All Fire Services Property Levy money collected by local 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 1.5% rate cap applies to the average rates revenue, not your individual property.

The 1.5% rate cap does not apply to waste charges, the fire services property levy or annual property revaluations.

The rate cap for the 2021/2022 financial year is set at 1.5%. Mount Alexander Shire Council did not apply for a variation.

How residential rates are calculated



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General rates
(capped at 1.5%)
\$13.50 million

Combined value of all
rateable properties
\$3.5 billion

The rate in the
dollar
0.003857

Capital improved
value of your property
\$515,000

Your general
rates
\$1,986.36

Frequently asked questions

Q. Has the 1.5% rate cap been applied to your rates bill?

A. Yes - the 1.5% rate cap applies to the average rates revenue generated by Council. The rate cap is not applicable to individual properties.

Q. Has council increased the market value of my property to receive more rates revenue?

A. No - valuations are conducted each year by qualified, independent valuers, and are reviewed by the Valuer General. Some ratepayers will see their rates decrease while others will increase. This is dependent on the movement in their property valuation in comparison to the movement in valuation of all other properties.

For more information visit www.mountalexander.vic.gov.au/rates.