

# RATES NOTICE CHANGES

Due to Local Government Legislation Amendment (Rating & Other Matters) Act 2022, you will see changes to the content of your rates notice. These additions include:

- Payment plan information, advising client how to apply for a payment plan.
- Payment allocation of rates and charges.
- Your rates calculated, showing each of Council's differential land categories.
- Where the owner (or person liable to pay the rate or charge) requests for the notice to be issued to a third party for payment, the name of the person who is liable to pay the rate or charge in addition to the name and address of the third party where the notice is being sent.

# RATES RELIEF POLICY

Council's Rates Relief Policy outlines options to assist ratepayers who are experiencing financial hardship. For more information or to view this policy, please visit [www.gsc.vic.gov.au/documents](http://www.gsc.vic.gov.au/documents) or phone Council on (03) 5450 9333.

# YOUR RATES

The increase in rates revenue for the 2023/2024 financial year is 3.5%. This increase allows Council to maintain existing service levels, support grant subsidised projects aimed at promoting liveability and sustainability within the municipality, and contributes towards the renewal of Council's infrastructure.

# YOUR VALUATION

A revaluation was undertaken as at 1 January 2023 and applies for this 2023/2024 rating year. If you do not agree with your current valuation you may object. Objections must be received within 60 days from the postage date of rates notices. An objection may be made in relation to the value of a property or on other grounds as specified in the Valuation of Land Act.

Objections must be lodged on the appropriate forms which are available on Council's website. After receiving an objection, a valuer must discuss the matter with the objector and is required to make a decision within 120 days.

# YOUR RATES NOTICE EXPLAINED 2023/2024

## PAY YOUR RATES IN FOUR EASY INSTALMENTS

You can pay your rates in four instalments using any of the payment options listed on your rates notice.



**FIRST INSTALMENT DUE**  
To be eligible for the quarterly instalment plan, please make first instalment payment by 30 September 2023.



**SECOND INSTALMENT DUE**  
Please pay instalment amount listed on your rates notice.



**THIRD INSTALMENT DUE**  
Please pay instalment amount listed on your rates notice.



**FINAL INSTALMENT DUE**  
Please pay instalment amount listed on your rates notice.



**OR PAY IN FULL**

TYPE OR CLASS OF LAND	2022/2023 CENTS/\$CIV	2023/2024 CENTS/\$CIV	CHANGE
Residential Properties	.004990	.004520	-9.42%
Commercial/Industrial Properties	.005503	.004773	-13.27%
Farm Irrigation District Properties	.004131	.003097	-25.03%
Farm Dryland Properties	.002493	.001642	-34.14%
Cultural and Recreational Properties	.002495	.002260	-9.42%

# INFORMATION PRIVACY

Private and/or health information collected by Gannawarra Shire Council is used for municipal purposes as specified in the Local Government Act 2020. The private and/or health information will be used solely by Council for these purposes and/or directly related purposes. For example, Council may be required to disclose this information if:

- Required by law;
- You have consented to the use or disclosure of the information;
- The disclosure is reasonably necessary for a law enforcement function;
- The use or disclosure is necessary for government departments to address issues such as pest animal and plant/land management; and
- The use or disclosure (excluding personal details) is necessary for research or analysis of statistics in the public interest.

Further information can be obtained by contacting Council's Privacy Officer on (03) 5450 9333.

## KERANG OFFICE

Patchell Plaza  
47 Victoria Street  
KERANG VIC 3579

## COHUNA OFFICE

23 King Edward Street  
COHUNA VIC 3568

Telephone: (03) 5450 9333

Web: [www.gsc.vic.gov.au](http://www.gsc.vic.gov.au)

Email: [council@gsc.vic.gov.au](mailto:council@gsc.vic.gov.au)

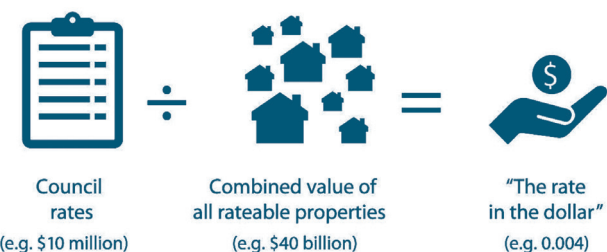
Facebook: [www.facebook/gannawarra](http://www.facebook/gannawarra)

All correspondence is to be posted to:

PO BOX 287  
KERANG VIC 3579



## HOW GENERAL RATES AND CHARGES ARE CALCULATED



Receive your rates notices via email

Sign up for > eNotices

Help us create a more sustainable future and sign-up for eNotices.

eNotices allow you to self-manage your properties, send notices to multiple email addresses, and print additional copies. You can access your account at:

[gannawarra.enotices.com.au](http://gannawarra.enotices.com.au)

eNotices

Find the eNotices logo on your rates notice to register.



(03) 5450 9333  
[council@gsc.vic.gov.au](mailto:council@gsc.vic.gov.au)  
[www.gsc.vic.gov.au](http://www.gsc.vic.gov.au)



# Your Rates Notice Explained

Please contact Council with questions regarding your Rates Notice. If you are experiencing financial hardship, contact Council early to make suitable and mutually acceptable arrangements.


When contacting Council always have your assessment number ready to assist staff to locate your details quickly.

The Land Use Classification indicated here is for the purposes of calculating your Fire Services Levy only. It does not indicate the actual Planning Zone of your property.

The body of your Rates Notice includes all charges and concession rebates that have been applied to your property.

Payment options for Bpay and Auspost. The Biller Code is the same but the Ref: is different for each assessment, please be careful when entering the reference code.

**Note: The Ref is your property Bill Number and therefore different for each assessment.**



**Gannawarra Shire Council**  
P.O. Box 287  
Kerang VIC 3579

**Ph:** (03) 5450 9333  
**Fax:** (03) 5450 3023

**KERANG OFFICE**  
Patchell Plaza, 47 Victoria Street, Kerang VIC 3579

**COHUNA OFFICE**  
23 King Edward Street, Cohuna VIC 3568

**E-mail:** council@gsc.vic.gov.au  
**Internet:** www.gsc.vic.gov.au

**RATES & CHARGES FOR THE PERIOD 1ST JULY 2023 TO 30TH JUNE 2024**

Please read the following Rates & charges must be paid in full by 15 February 2024 unless you elect to pay instalments by paying the first instalment by the due date shown below:-

JA SB Citizen  
PO Box 2121  
Kerang VIC 3579

**SEE REVERSE FOR OTHER IMPORTANT INFORMATION**

Assessment Number	Rating year	Date Declared	Issue Date	Valuation Date
A1234	2023/2024	28/06/2023	11/08/2023	01/01/2023

Bill Number: 1234567890

Location and Description of property:  
1098 Brunning Road Kerang  
Lot 60 PS 131412 Parish Kerang  
Vol:1 4125 Folio: 3058

Fire Services Levy Land Use Classification: Residential  
Rating Details: Residential @ 0.4520 of CIV

Charges and Rebates:  
Garbage Charge 120Ltr: \$460.00  
Municipal charge: \$100.00  
FSPL Residential Charge: \$125.00  
FSPL Residential CIV @ 0.000046: \$15.64  
Concession Rebate: -\$253.20  
FSPL Rebate: -\$50.00

IST INSTALMENT DUE			
\$485.24			
By 30 September 2023			
FULL PAYMENT			
\$1,934.24			
Due by 15 February 2024			
LATE PAYMENTS			
Late or non-payment of rates & charges will incur the interest penalty as set under Section 2 of the Penalty Interest rate Act 1983 which is currently 10%. Interest will accrue from 1 October 2023.			
ARREARS			
Arrears as shown on this notice are due immediately and interest will accrue until paid			
Site Value	CIV	NAV	
114,000	340,000	17,000	
\$1,536.80	\$460.00	\$100.00	\$125.00
	\$15.64	-\$253.20	-\$50.00

**GO GREEN. GO ELECTRONIC.** Register now at [gannawarra.enotices.com.au](http://gannawarra.enotices.com.au) with eNotices reference number: e.g. Z6ZEQ BRC

1. 1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	OR	2. FULL PAYMENT
\$485.24	\$483.00	\$483.00	\$483.00	▶	\$1,934.24
Payable by 30/09/2023	Payable by 30/11/2023	Payable by 29/02/2024	Payable by 31/05/2024		Payable by 15/02/2024

**PAYMENT METHODS** See reverse for details

Mail | Post Billpay | BPAY | In Person

<b>Biller Code:</b> 6270	<b>ASSESSMENT NO.:</b> A1234	<b>BILL NO.:</b> 1234567890
<b>Ref:</b> 1234567890	<b>RATEPAYER:</b> JA & SB Citizen	
<b>PROPERTY ADDRESS:</b> 1098 Brunning Road		
<b>FIRST INSTALMENT \$:</b> \$485.24	<b>FULL PAYMENT \$:</b> \$1,934.24	

**POST billpay** Billpay Code: 0807 Ref: 1234567890

Pay in person at any Post Office, by phone 13 18 1, or go to [www.postbillpay.com.au](http://www.postbillpay.com.au)

To be eligible for instalment payments and to receive reminder notices, you must make your first payment by this date. If payment is not made by this date you are to pay in full by 15 February 2024.

Residents paying their rates in a single payment must pay by this date.

Please check your details carefully, including name and address. It is your responsibility to notify Council of any changes.

“Site Value” is the land value. “CIV” - Capital Improvement Value is the site value plus any improvements. “NAV” - Net Annual Value is calculated at either 5% of the CIV or the current value of a property’s net annual rental.

The Municipal Charge applies equally to each assessment eligible for the Municipal Charge. This charge is levied to cover a portion of Council’s administration costs.

Fire Service Levy is applicable to all properties and does not replace your normal property insurance. Council acts as a collection agency on behalf of the State Revenue Office.

Concession rebates will show on the notice as a negative amount. If you have a Pension Concession card and are not currently receiving the concession rebate contact Council for the appropriate form.

**Register to receive rates notice via email.**

## A MESSAGE FROM THE MAYOR



In June 2023 Council adopted the 2023/2024 Gannawarra Shire Council Budget, which outlines the Gannawarra’s recovery from the October-December 2022 floods and continues to support key services that our residents rely on.

Council has been fiscally responsible in developing this budget, balancing the need to maintain facilities and providing services, with our focus for the next 12 months being to exercise responsible financial management, sustainability and equity.

A key feature of the 2023/2024 Budget is a \$38.691 million capital works program - \$25 million of which is devoted to repairing flood-damaged infrastructure.

The capital works program also includes major projects which rely on partnerships with other government bodies to minimise the impact on ratepayers, including:

- Sustainable Water for Quambatook Project (\$1.945 million, supported by the State Government’s Regional Jobs and Infrastructure Fund);
- Kerang CBD Redevelopment – Stage 3 (\$1.784 million, fully funded by the Federal Government’s Local Roads and Community Infrastructure Program);
- *The Glasshouse @ The Gannawarra* project (\$1.413 million, supported by the State Government’s Living Libraries Infrastructure Program 2021 - Major Works program); and
- Kerang CBD Redevelopment – Stage 4 (\$1.317 million, fully funded by the Federal Government’s Local Roads and Community Infrastructure Program).

Council’s 2023/2024 Budget will maintain key services Council provides to the community, such as our children’s services, libraries, Creative Gannawarra, waste management and recreational facilities.

The 2023/2024 Budget also complies with the State Government’s Fair Go Rates System, which states that the total revenue raised through municipal rates cannot increase by more than 3.5 per cent compared to the previous year.

My fellow Councillors and I look forward to working together with the Gannawarra community to ensure Council continues to provide high quality, affordable and sustainable services.

**Cr Charlie Gillingham**  
**MAYOR, GANNAWARRA SHIRE COUNCIL**