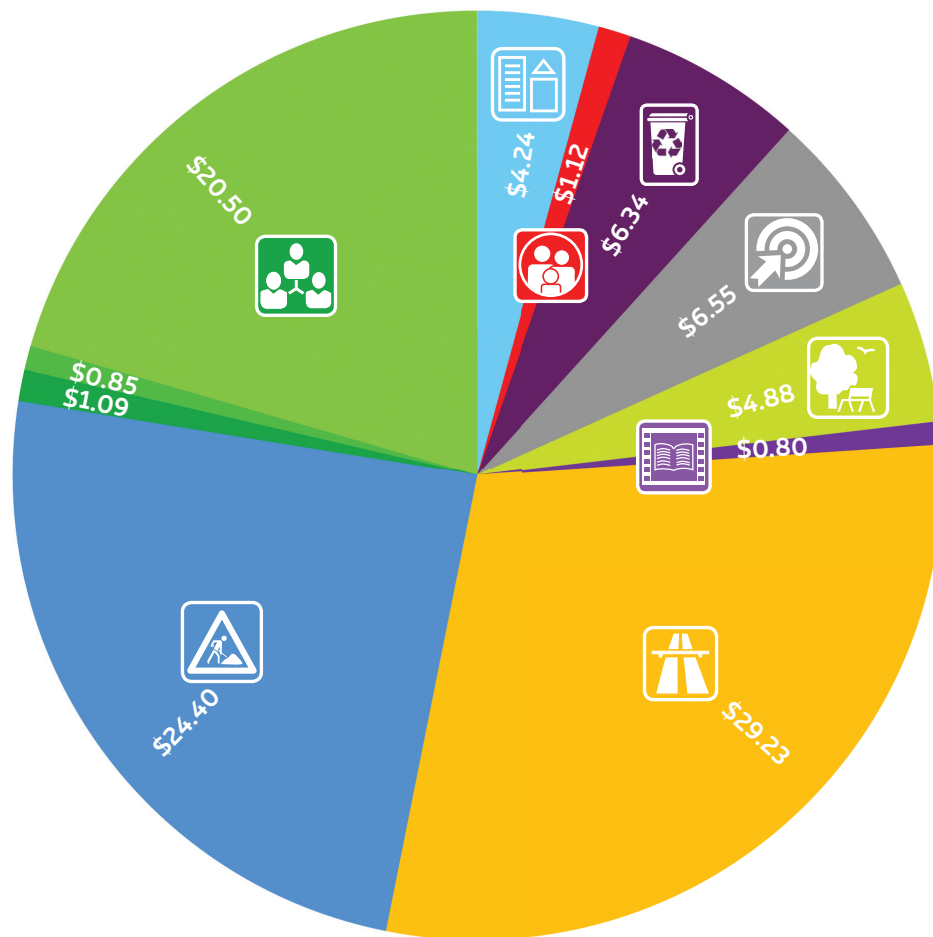




## Your dollars working for you

This graph shows you how Council's dollars are spread across the Shire.  
For every \$100 Council spends, it goes towards:



### PROPERTY AND FACILITIES

- Maintenance of Council Buildings
- Swimming Pools



### FAMILY AND AGED SERVICES

- Senior Citizens Centres
- Maternal & Child Health Services
- Youth Services



### ENVIRONMENT AND WASTE

- Transfer Stations
- Waste Collections
- Sustainability Management



### PLANNING & AMENITY

- Statutory and Strategic planning



### PARKS AND LEISURE

- Parks & Gardens
- Recreation Reserves



### ARTS, CULTURE & LIBRARIES

- Library Services
- Euroa Community Cinema



### CAPITAL WORKS

- Infrastructure renewal ie. Road replacement, Bridges, Footpaths etc



### ROADS AND DRAINAGE

- Routine maintenance of roads and drains



### Councillor Support

- Depreciation (Non-infrastructure)

- Governance & Corporate Operation

Council rates are the contribution that each ratepayer makes towards services provided by Council. Some Council services are required by law and others are based on the needs and aspirations of the community.

Rates are levied on each property owner based on the value of their property. Valuations are assessed every two years by qualified valuers that are independent to Council.



Love the location...Love the lifestyle...Love the adventure

# 2016/17 Valuations

The 2016/17 rates will include a revaluation across the Shire. You will be able to see your property's valuation on your 1st Rates and Valuation Notice.



## What is a valuation?

A valuation is an assessment of the market value of a property, at a specific date and in accordance with the relevant legislation and legal precedent.

## Why valuations are important

**All properties in your municipality—and across Victoria—are valued at a common date. For the 2016/2017 financial year, your property has been valued through a general valuation as at 1 January 2016.**

A general valuation establishes the value of a property relative to all other properties i.e. its market relativity—not just between residential properties but also between residential and rural, commercial and industrial properties etc.

This relativity determines how the rates cost is shared—properties with higher market value are charged higher rates than properties of lesser value. (This is an important fact to remember—relativity, not necessarily a change in property value, determines whether a property's rates charges will change following a general valuation.)

## Valuing a Property

Property values are determined by analysis of market sales and rental evidence, which is then applied to the data on each particular property. Data is compiled on each property over time, through inspection, building and planning permits and other public sources.

The valuer builds a profile of value levels for each different area/property type by analysis of recent sales and leaseings. This information is then applied to individual properties, taking into account the different characteristics of each property.

Sales information is available to the Council (under property sales law, Councils must be notified of property sales). Data on property rentals and expenses is obtained from owners and tenants.

## General Rates—How they are calculated

The formula for calculating general rates, excluding any additional charges or arrears is:

$$\text{General Rates} = \text{Capital Improved Value} \times \text{Rate in the dollar}$$

Details of the capital improved value of your property are displayed on your rate notice.

## Objecting to a valuation

You may object to a valuation. The objection can be made in relation to the value of a property or on other grounds specified in the Valuation of Land Act.

An objection must be made within the two months of the date of the rate notice.

An objection should include the prescribed information. To ensure you include all this information it is suggested you obtain a pro forma objection form, available from Council offices. Before seeking an objection form, try to discuss and resolve your valuation questions with Council.

After receiving an objection, a valuer must discuss the matter with the objector. If not satisfied with the decision, the objector may appeal to the Victorian Civil and Administrative Tribunal (VCAT), or to the Supreme Court.

If you object to a valuation you still must pay rates by the due date. Failure to pay rates by the required date generally results in interest being imposed.

You can now have your rate notices sent to you electronically.

**To set this up head to:**

[www.strathbogie.vic.gov.au](http://www.strathbogie.vic.gov.au) and click on the e-rates button

**For additional information go to:**

<http://www.delwp.vic.gov.au/fairgorates> or

<http://www.strathbogie.vic.gov.au/residents/roads-rates-a-rubbish/rates-a-valuations> (in the banner at the bottom) and <http://www.firelevy.vic.gov.au/>

