

# 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 2024/2025 financial year is 2.75%. 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.

TYPE OR CLASS OF LAND	2023/2024 CENTS/\$CIV	2024/2025 CENTS/\$CIV	CHANGE
Residential Properties	.004520	.004456	-1.42%
Commercial/industrial Properties	.004773	.004703	-1.47%
Farm Irrigation District Properties	.003097	.003054	-1.39%
Farm Dryland Properties	.001642	.001608	-2.07%
Cultural and Recreational Properties	.002260	.002228	-1.42%

# YOUR VALUATION

A revaluation was undertaken as at 1 January 2024 and applies for this 2024/2025 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 1960.

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.

# 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.
- 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



# YOUR RATES NOTICE EXPLAINED 2024/2025

## 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 2024.



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



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

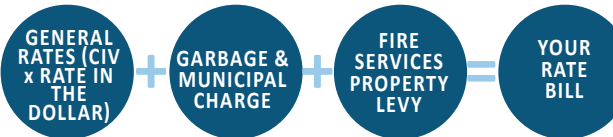
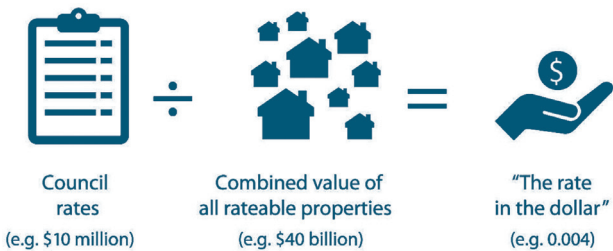


**FINAL INSTALMENT DUE**  
Please pay instalment amount listed on your rates notice.



**OR PAY IN FULL**

## 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 **Bill 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 2024 TO 30TH JUNE 2025**

JA SB Citizen  
PO Box 2121  
Kerang VIC 3579

Please read the following Rates & charges must be paid in full by 15 February 2025 unless you elect to pay instalments by paying the first instalment by the due date shown below:-

<b>1ST INSTALMENT DUE</b>
\$485.12
By 30 September 2024
<b>FULL PAYMENT</b>
\$1,934.12
Due by 15 February 2025
<b>LATE PAYMENTS</b>
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 2024.
<b>ARREARS</b>
Arrears as shown on this notice are due immediately and interest will accrue until paid

**SEE REVERSE FOR OTHER IMPORTANT INFORMATION**

Assessment Number	Rating year	Date Declared	Issue Date	Valuation Date
A1234	2024/2025	26/06/2024	20/08/2024	01/01/2024
Bill Number	Location and Description of property			
1234567890	1098 Brunning Road Kerang Lot 60 PS 131412 Parish Kerang Vol:1 4125 Folio: 3058			
Fire Services Levy Land Use Classification			AVPCC	
Residential			110.3	
Property Owner				
Rating Details	Residential @ 0.4456 of CIV			
	Garbage Charge 120Ltr \$ 467.00			
	Municipal charge \$ 100.00			
	FSPL Residential Charge \$ 132.00			
	FSPL Residential CIV @ 0.000087 \$ 29.58			
	Concession Rebate -\$ 259.50			
	FSPL Rebate -\$ 50.00			

Site Value	CIV	NAV
114,000	340,000	17,000

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

Receive your notices via email

<b>1. 1st Instalment</b> \$485.12 Payable by 30/09/2024	<b>2nd Instalment</b> \$483.00 Payable by 30/11/2024	<b>3rd Instalment</b> \$483.00 Payable by 28/02/2025	<b>4th Instalment</b> \$483.00 Payable by 31/05/2025
<b>OR</b>			
<b>2. FULL PAYMENT</b> \$1,934.12 Payable by 15/02/2025			

**PAYMENT METHODS** See reverse for details

Mail
Post Billpay
**BPAY**
Direct Debit
In Person

<b>BPAY</b> Biller Code: 6270 Ref: 1234567890	ASSESSMENT NO. A1234 BILL NO. 1234567890
<b>POST billpay</b> Billpay Code: 0807 Ref: 1234567890	RATEPAYER JA & SB Citizen
PROPERTY ADDRESS 1098 Brunning Road	
FIRST INSTALMENT \$ 485.12	FULL PAYMENT \$ 1,934.12

BPAY® this payment via Internet or phone banking.  
BPAY View® – View and pay this bill using internet banking.  
BPAY View Registration No.: Please enter the BPAY Reference number (above)

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 2025.

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 2024 Council adopted the 2024/2025 Gannawarra Shire Council Budget, which will continue to support key services our residents rely on and invest in some significant capital works projects, made possible thanks to the support of the State and Federal governments.

As with previous years, 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 2024/2025 Budget will be more than \$29 million worth of capital works, delivered in partnership with other government bodies to minimise the impact on ratepayers. Key projects include:

- Repairs to Council-managed roads damaged during the 2022 floods.
- *The Glasshouse @ The Gannawarra* project, which is to be incorporated into Kerang’s Sir John Gorton Library.
- Urban stormwater network and pump renewal works, with these works to minimise flooding during future storm events.
- Engaging with a designer to develop plans for the future redevelopment of the Cohuna and Kerang swimming pools, based on information outlined in the Gannawarra Aquatic Strategy.

Council’s 2024/2025 Budget will maintain key services Council provides to the community, such as our Children’s services, libraries, waste management and recreational facilities.

The 2024/2025 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 2.75 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 Ross Stanton**  
**MAYOR, GANNAWARRA SHIRE COUNCIL**