



**THE CITY OF
GREATER GEELONG**

2020-21 RATING STRATEGY

ADOPTED 30 JUNE 2020

Contents

- 1. RATING FRAMEWORK..... 1
- 2. HIGHLIGHTS OF 2020-21 RATING STRATEGY 4
 - Rate Structure4
 - 2020 Revaluation.....4
 - Summary by Differential.....4
 - Residential5
 - Farm.....6
 - Commercial.....6
 - Industrial.....7
 - Vacant.....7
 - Mixed Use8
 - Cultural and Recreational.....8
 - Petroleum9
 - Rate Cap.....9
 - Rating Model10
 - Future Issues.....12
- 3. RATING STRATEGY 2020-21 13
 - 3.1 Introduction 13
 - City of Greater Geelong Responsibilities13
 - The City of Greater Geelong Profile13
 - Purpose.....15
 - Principles16
 - Reason for Policy16
 - Rating Framework17
 - Definitions and Abbreviations18
 - Strategic Directions18
 - Council Plan18
 - Annual Report.....19
 - Budget Considerations19
 - External Influences20
 - Community Impact20
 - 3.2 Property Valuations20
 - No Windfall Gain.....22
 - Objections to Property Valuation22
 - 3.3 Rating Differentials and Rate Types23
 - Rating Equity.....23

Ministerial Guidelines.....	23
Reasons for Differential Rates Policy.....	23
Rating Differentials	25
Differential Tariff Definitions and Characteristics	26
Differential Rates for Year 2020-21.....	33
Historical Trends.....	34
3.4 Interpretive Guidelines for Differentials and Rate Types	36
Farm Rates.....	36
Mixed Use Rate.....	40
The Point' Geographical Rate Description.....	42
Cultural and Recreation Land Rate.....	43
Service Charges – LGA section 162.....	44
Municipal Charge – LGA section 159.....	45
Ex Gratia Rates.....	45
Special Charge Rates – LGA section 163.....	45
3.5 Collections	46
Liability to Pay Rates.....	46
Electronic Notices	46
Payment Dates for Rates	46
Alternative Instalment / Payment Options	46
Payment Options.....	47
Incentives for Prompt Payment.....	47
Late Payment of Rates.....	48
Interest on Arrears and Overdue Rates.....	48
Debt Recovery - Collection of Overdue Rates	48
3.6 Rates Assistance	49
Rebates – LGA section 169	49
Charitable Housing	50
Farm Rebate	50
Farm Rates.....	51
Pensioner Rebates.....	51
Waivers – LGA section 171	52
Housing Support Waiver.....	52
Rates Assistance Waiver.....	53
New Corio Estate (Inappropriate Subdivision) Waiver.....	55
Deferral of Rates - LGA section 170.....	55
Assistance to Individuals.....	55
Bushfire Relief.....	57
Community Grants.....	57
Exemptions from Rating	58
Charitable and Not-for-Profit Organisations	58
Fire Services Property Levy (FSPL).....	58

4. BIBLIOGRAPHY..... 60

ATTACHMENTS

Attachment 1: Statutory Information on Rates 2020-21

Attachment 2: Revaluation Schedules

Attachment 3: Rating Policy – Council Rates

1. Rating Framework

Introduction

The rating framework is outlined in the *Local Government Act (Vic) 1989* and enables a Council to develop a rating system that suits the context of public finance methodology including the key principles of equity, benefit, efficiency and community resource allocation.

Context

In developing the Four Year Strategic Plan, rates and property related charges are identified as an important source of revenue, accounting for on average 66% of the total revenue received by Council annually. Council's approach to rating is underpinned by the principle that rates are a property-based tax that raises funds for a variety of programs, services and capital works across the municipality for the public benefit of all – rates and charges are not a direct 'fee for service'. Planning for future rates and charges increases has therefore been an important component of the long term financial planning process. To ensure the views of the community were well understood Council last consulted on its Rating Strategy as part of the annual budget process. The *Local Government Act (Vic) 1989* (the Act) was amended in December 2015 to include Part 8A – Rate Caps, sections 185A to 185G to promote the long term interests of ratepayers and the community in relation to sustainable outcomes in the delivery of services and infrastructure.

The Minister for Local Government announced on 12 December 2019 under section 185D(1) of the Act that the 2020–21 rate cap would be 2.0% for all Victorian councils.

Not all council charges are included in the rate cap calculation.

- Rates and the Municipal Charge are included in the rate cap calculation.
- The Waste charge and the Fire Services Property Levy are not included in the rate cap calculation.

The City has prepared, and Council adopted the Rating Strategy within the context of current legislative constraints and to improve community understanding by providing a detailed explanation of rating concepts and decisions.

The City has a responsibility to communicate to ratepayers the consultation process, to review the strategy and to publish and inform the community of its

decisions in respect to the strategy and budget determinations.

Background

The City acknowledges that the existing taxation of property (wealth tax) value method is imperfect; however, the application of an alternate rating model (e.g. income tax) is not available within the current constraints of the existing legislation.

The City, via a process of consultation and determination, can modify certain aspects of the rating system in accordance with the legislation, to assist sections of the community. Such assistance must be in the context of having wide acceptance in respect to social and equity principles whilst minimising any penalty, via a shift in rate burden, to other ratepayers.

Public finance theory and practice implies that taxation revenue whether it is at federal, state or a local level is generally used to finance various forms of “public goods, services and community obligations” not necessarily in direct relation to user benefit, but ultimately of benefit to the community as a whole. In this respect, rates are a general purpose levy not linked to user pays principles. Other charges such as waste services are cost reflective and are linked to costs associated with the service.

Rate revenue is a major source of income providing some 68% of recurrent income for 2020–21.

The City acknowledges that property taxes do not recognise the situation where ratepayers are “asset rich” and “income poor”. In some cases ratepayers may have considerable wealth reflected in property they own but have a low level of income. Examples include pensioners, self funded retirees, businesses subject to cyclical downturn, households with large families and property owners with little equity but high levels of mortgage debt. Moreover, the Australian taxation system which allows for annuities, allocated pensions income and other assets to be treated differently in an assessment for government concessions and benefits, may further distort the true disposable income status of one household compared to another.

While personal income tax is more reflective of the capacity to pay, it is not possible to expect a property tax system to deal practically with all aspects of capacity to pay based on individual households and businesses. It is also not practical or acceptable to shift, modify or manipulate the existing system to the benefit of one group of ratepayers at the expense of another unless such shift is widely accepted and for a proper purpose. In fact, local government has no mandate or ability to universally apply a “capacity to pay” test. In recognition of this fact, the City has developed its rates assistance and payment options to

ensure that officers can provide ratepayers with assistance upon request.

In the local government context, the rating system determines how we will raise money from properties within the municipality while the annual budget determines how that money will be spent. The rating system comprises the valuation base and the rating instruments that are used to calculate property owner's liability for rates.

The rating framework is outlined in the *Local Government Act 1989* and enables a Council to develop a rating system that suits the context of public finance methodology including the key principles of equity, benefit, efficiency and community resource allocation.

Under the legislation, the City of Greater Geelong has the power to levy:

- Municipal charge,
- Uniform rates,
- Differential rates,
- Special rates and charges,
- Services rates and charges,
- Provide rebates and concessions, and to
- Provide deferrals and waivers based on hardship.

We acknowledge that this framework may not universally cater for significant revaluation property movements in a non-homogenous market place and may result in significant movements in rates ("rates shock") on a case by case basis.

2. Highlights of 2020-21 Rating Strategy

Rate Structure

The City of Greater Geelong retains 11 rating or tariff groups with the application of differential rates to each of these groups in accordance with section 161 of the Act.

The purpose of the various rating groups is to ensure that each group makes a fair and equitable contribution to rates. Full disclosure of the rating groups, number of properties, valuations and revenue is shown in the Statutory Information on Rates (Attachment 1).

2020 Revaluation

Summary by Differential

Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	\$ Difference	% Movement
Residential Rates	113,197	61,791,522,000	62,267,935,750	476,413,750	0.8%
The Point - Residential	189	133,410,000	137,010,000	3,600,000	2.7%
Farm Rate	992	2,115,399,000	2,112,506,000	- 2,893,000	-0.1%
Commercial Rate	5,993	5,971,043,100	6,265,721,027	294,677,927	4.9%
The Point - Commercial	3	8,631,500	8,632,000	500	0.0%
Industrial Rate	2,225	1,968,510,501	2,133,399,001	164,888,500	8.4%
Vacant Land	5,999	2,746,790,000	2,794,462,000	47,672,000	1.7%
The Point - Vacant	34	29,550,000	31,400,000	1,850,000	6.3%
Culture & Recreation	53	134,283,100	136,520,000	2,236,900	1.7%
Mixed Use Rate	319	229,510,000	234,560,000	5,050,000	2.2%
Petroleum Rate	1	145,100,000	145,100,000	-	0.0%
Grand Total	129,005	75,273,749,201	76,267,245,778	993,496,577	1.3%

Overall

The Valuation of Land Act 1960 (section 11) requires that valuing authorities conduct a revaluation of all municipal land every year.

The Victorian Valuer General (VGV) has appointed Opteon Property Group to conduct the 2020 revaluation, and valuations have been returned for impact analysis to commence.

The revaluation date is 1 January 2020 and takes effect from 1 July 2020 for the 2020-21 rating period.

The summary results indicate:

- Total growth in property numbers is 2.4% over the last year with residential growth 2.8%.
- Average increase in residential valuation is 0.8% compared to 13.1% in 2019.
- The average increase in farm valuations is -0.1% compared with 32.6% in 2019.
- Commercial properties valuations have increased by 4.9% with the increase for the CBD at 5.5%.
- Industrial properties valuations have increased on average at 8.4% compared to an increase of 10.0% in 2019.
- Average increase in vacant land is 1.7% compared with an increase of 25.5% in 2019.

Residential

Overall, the value of 113,197 residential properties have increased by an average of 0.8% compared to an average increase of 13.1% at the 2019 revaluation. The average residential capital improved value has moved from \$545,876 to \$550,085.

The average growth in the number of residential properties is 3,095 properties or 2.8% overall from 2019 to 2020.

Impact Analysis – Residential

The preliminary results indicate that there is significant spread of valuation movements and the average movement of 0.8% is not uniform. The lowest movement was in Bellarine at -18.3% and the largest in Swan Bay at 8.5%.

Nearly half of Geelong’s residential population is in nine suburbs. Of the 113,197 residences, 55,079 are affected by the following suburb revaluation movements:

Suburb	No of Residencies 2019	2019 Revaluation Increase Av 13.1%	2020 Revaluation Increase Av 0.8%	
Lara	6,270	17.8%	-1.4%	2020 Below Average
Norlane	4,280	15.7%	-0.1%	
Highton	7,816	10.2%	0.0%	
Corio	6,208	16.2%	0.1%	
Newtown	4,517	11.1%	0.2%	
Ocean Grove	8,073	10.1%	1.2%	2020 Above Average
Grovedale	6,164	11.9%	1.2%	
Belmont	6,613	9.6%	1.7%	
Leopold	5,138	17.1%	2.5%	
Total	55,079			

Residential property on the Bellarine Peninsula represents 22.8% of the municipality and the average movement is -1.6%. The following table provides a comparison by suburb for the 2019 and 2020 revaluations:

Suburb	No of Residencies 2019	2019 Revaluation Increase Av 13.1%	2020 Revaluation Increase Av 0.8%	
Bellarine	44	28.2%	-18.3%	2020 Below Average
Mannerim	18	18.4%	-4.2%	
Marcus Hill	40	17.1%	-4.1%	
Clifton Springs	3,521	17.4%	-1.0%	
Portarlington	2,958	16.6%	-0.7%	
Wallington	433	22.9%	-0.2%	
Breamlea	108	14.2%	0.0%	
St Leonards	2,659	18.1%	0.0%	
Curlewis	1,326	14.6%	0.4%	
Drysdale	2,061	18.9%	1.0%	
Ocean Grove	8,073	10.1%	1.2%	2020 Above Average
Indented Head	1,249	20.6%	1.2%	
Barwon Heads	2,267	8.0%	3.4%	
Point Lonsdale	734	13.5%	3.6%	
Connewarre	329	8.9%	7.6%	
Swan Bay	14	0.9%	8.5%	
Total	25,834			

Farm

Overall 992 farm valuations recorded an average movement of -0.1% compared to an average movement of 32.5% in 2019.

Impact Analysis – Farm

Farms on the Bellarine Peninsula make up 43.1% of all farms and the average movement is -2.1%.

Farms in the northern suburbs make up 35.1% of all farms and the average movement is 2.5%.

Commercial

A total of 5,993 commercial properties valuations have increased on average 4.9% compared to 6.7% in 2019. The number of properties has increased by 66 or 1.1%.

Impact Analysis – Commercial

The main area of commercial activity (1,701 properties) in central Geelong increased by an average of 5.5%.

The following table shows a comparison of the suburbs with the highest number of properties for the 2019 and 2020 revaluations:

Suburb	No. of Properties 2019	2019 Revaluation Increase Av 6.7%	2020 Revaluation Increase Av 4.9%	
Lara	169	5.3%	-3.7%	2020 Below Average
Ocean Grove	325	5.4%	-0.7%	
Waurm Ponds	73	5.8%	0.4%	
Highton	156	7.5%	0.4%	
Norlane	128	8.7%	2.0%	
Belmont	321	6.0%	2.3%	
Moolap	107	10.3%	2.4%	
Newcomb	115	10.2%	4.2%	
Bell Park	96	8.3%	5.2%	2020 Above Average
South Geelong	153	4.0%	5.4%	
Geelong	1,701	7.7%	5.5%	
Geelong West	447	5.1%	6.9%	
North Geelong	153	10.9%	6.9%	
Drysdale	151	7.0%	7.5%	
Leopold	148	9.3%	7.8%	
Corio	253	-4.4%	8.5%	
Grovedale	355	6.0%	8.9%	
Newtown	316	12.5%	8.9%	
Total	5,167			

Industrial

A total of 2,225 industrial properties valuations have increased on average 8.4% compared to 10.0% in 2019. The number of properties has increased by 72 or 3.3%.

Impact Analysis – Industrial

The majority of industrial properties are in the following five suburbs:

Suburb	No. of Properties 2019	2019 Revaluation Increase Av 10.0%	2020 Revaluation Increase Av 8.4%	
Breakwater	163	13.3%	-4.5%	2020 Below Average
Moolap	356	23.3%	-3.2%	
North Shore	144	11.2%	7.9%	
South Geelong	263	6.9%	16.4%	2020 Above Average
North Geelong	502	7.7%	20.5%	
Total	1,428			

Vacant

A total of 5,999 vacant land properties valuations have increased on average 1.7% compared to 25.5% in 2019. The number of properties has decreased by 199 or -3.2%.

Impact Analysis – Vacant

The following table shows a comparison of the suburbs with the highest number of properties for the 2019 and 2020 revaluations:

Suburb	No. of Properties 2019	2019 Revaluation Increase Av 25.5%	2020 Revaluation Increase Av 1.7%	
St Leonards	693	35.4%	-4.3%	2020 Below Average
Portarlington	362	31.3%	-2.6%	
Armstrong Creek	487	22.5%	-2.0%	
Leopold	89	32.5%	-1.3%	
North Geelong	66	42.0%	-0.3%	
Lara	241	47.3%	-0.2%	
Curlewis	342	45.4%	0.7%	
Ocean Grove	451	19.7%	1.7%	
Highton	431	23.5%	1.9%	2020 Above Average
Indented Head	169	10.1%	2.5%	
Mount Duneed	239	19.2%	2.8%	
Clifton Springs	216	30.8%	5.6%	
Charlemont	106	34.5%	5.9%	
Corio	354	26.3%	14.5%	
Total	4,246			

Mixed Use

A total of 319 mixed use properties valuations have increased on average 2.2% compared to 13.6% in 2019. The number of properties has decreased by 11 or -3.4%.

Impact Analysis – Mixed Use

The following table shows a comparison of the suburbs with the highest number of properties for the 2019 and 2020 revaluations:

Suburb	No. of Properties 2019	2019 Revaluation Increase Av 13.6%	2020 Revaluation Increase Av 2.2%	
Lara	18	42.2%	-6.2%	2020 Below Average
Belmont	16	10.1%	-3.6%	
Portarlington	22	10.9%	-2.3%	
Barwon Heads	14	7.6%	1.1%	
Geelong West	18	6.6%	2.9%	2020 Above Average
Ocean Grove	43	7.1%	4.3%	
Geelong	34	5.8%	6.0%	
Highton	17	11.5%	8.8%	
Newtown	10	18.6%	12.7%	
Total	192			

Cultural and Recreational

A total of 53 cultural and recreational land properties valuations have increased on average 1.7% compared to 16.7% in 2019.

Impact Analysis – Cultural and Recreational

The following table shows a comparison of all suburbs for the 2019 and 2020 revaluations:

Suburb	No. of Properties 2019	2019 Revaluation Increase Av 16.7%	2020 Revaluation Increase Av 1.7%	
Mount Duneed	1	47.2%	-22.6%	2020 Below Average
St Albans Park	1	49.1%	-19.0%	
Leopold	2	-1.3%	-18.1%	
Avalon	1	40.8%	-7.2%	
Lara	3	23.5%	-1.0%	
Breakwater	2	0.0%	0.0%	
Highton	1	8.5%	0.0%	
Indented Head	2	9.2%	0.0%	
Newtown	1	6.0%	0.0%	
Norlane	1	27.6%	0.0%	
South Geelong	6	41.7%	0.0%	
East Geelong	2	8.9%	0.0%	
North Geelong	2	3.7%	0.1%	
Portarlington	3	17.3%	0.3%	
Belmont	3	51.2%	1.0%	
Corio	5	18.6%	1.3%	
Ocean Grove	2	4.4%	1.3%	
Batesford	1	5.6%	1.3%	
St Leonards	2	25.2%	2.2%	
Hamlyn Heights	1	10.2%	2.9%	
Fyansford	1	23.7%	3.3%	
Drysdale	1	29.3%	4.7%	
Geelong	3	6.4%	4.8%	
Point Lonsdale	2	-5.1%	5.0%	
Barwon Heads	2	0.2%	8.5%	
Clifton Springs	2	13.4%	62.5%	
Total	53			

Petroleum

The valuation for the one petroleum property has remained at the 2018 valuation of \$145,100,000 for 2020.

Rate Cap

The *Local Government Act 1989* was amended in December 2015 to include Part 8A – Rate Caps, sections 185A to 185G to promote the long-term interests of ratepayers and the community in relation to sustainable outcomes in the delivery of services and infrastructure.

The Minister for Local Government announced on 12 December 2019 under section 185D(1) of the Act that the 2020–21 rate cap would be 2.0% for all Victorian councils.

Not all council charges are included in the rate cap calculation.

- Rates and the Municipal charge are included in the rate cap calculation.

- The Waste charge and the Fire Services Property Levy are not included in the rate cap calculation.

Rate Cap Calculation 2020-21	
Total Rates	\$204,939,392
Number of rateable properties*	128,952
Base Average Rate	\$ 1,589.27
Maximum Rate Increase	1.9%
Capped Average Rate	\$ 1,619.39

*Culture and Recreational Properties are not included in the rate cap

The rates and charges for individual properties may have increased or decreased by a different percentage amount to the rate cap for the following reasons:

1. The valuation of a property relative to the valuation of another property in the municipal district;
2. The application of a differential rate based on land use;
3. The inclusion of other charges not included in the rate cap.

Rating Model

Key features of the Rating Model for 2020–21 are:

- The Municipal Charge has been removed from 2020–21. This has created a redistribution of rates to all differentials and is reflected in the changes to the rate in the dollar.
- The rate in the dollar changes reflect the impact of the 2020 revaluation and the redistribution of the municipal charge. The residential differential increased by 10.2%, the vacant differential by 8.4%, the commercial differential by 1.8%, the industrial differential by –5.9%, the mixed use differential by 4.2% and the farm differential by –15.9%.
- The waste collection service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The service charge does not form part of the rate cap. The waste collection charge will increase from \$332.00 to \$360.95 or 8.7%. The EPA landfill levy increases to \$38.95 per tenement (included in the service charge).
- A section 162 service charge known as Additional Bins Service was introduced in 2016–17. Households may apply for an additional garbage bin, upsized garbage bin, recycling bin or a green waste bin. The charges for 2020–21 are \$154.85 for a 140L garbage bin, \$111.95 to upgrade to a 240L garbage bin, \$87.00 for a 240L recycling bin and \$82.40 for a 240L green waste bin.

- The farm differential has been set at 61.1% of the residential differential. Properties eligible to receive the farm differential also receive a rebate which has been set at 15.6% to maintain an average rate increase of 1.9% which is consistent with residential rates. This makes farms the lowest rated differential.
- The housing support waiver for eligible charitable housing will be maintained for 2020–21 and is available upon application.
- The rates assistance waiver is retained for 2020–21 with the valuation threshold at 50% where the 2020 revaluation may cause financial hardship.
- A rates waiver introduced for the New Corio Estate from 2013–14 recognising this inappropriate subdivision and Planning Scheme Amendment C243 will be maintained.
- The pensioner concession will increase from \$235.15 to \$241.00 in accordance with movement in CPI for Melbourne, as advised by the Bureau of Statistics.
- The gap between the Commercial and Industrial differentials has been reduced from 18.2% in 2019–20 to 9.3% in 2020–21 in line with Council Policy. The intention is for these two rates being set at the same rate in future years.
- The petroleum differential has been aligned to the industrial rate in the dollar, as per Councils adopted Statement of Principle.

Residential Rates and Charges

The average capital improved value of residential properties within the municipality has increased from \$545,876 to \$550,085.

The total increase in rates and charges for the average residential property with a capital improved value of \$550,085 is \$53.87 or 3.3%. This increase is made up of \$130.17 for General Rates, –\$105.25 for Municipal Charge and \$28.95 for the Waste Collection Service.

Residential Properties	2019-20 Rates on Average CIV \$	2020-21 Budgeted Rates on Average CIV \$	% increase
General Rates CIV x Rate in \$	1,180.10	1,310.27	11.0%
Municipal Charge	105.25	0.00	-100.0%
Total Rates including Municipal Charge	1,285.35	1,310.27	1.9%
Waste Collection Service	332.00	360.95	8.7%
Total Rates and Charges	1,617.35	1,671.22	3.3%

The Essential Services Commission measure rate increases as the movement in Rates & Municipal Charge for all rateable property.

Future Issues

This Rating Strategy is now generally available and will be placed at all City of Greater Geelong customer service centres and be published on the City's web site www.geelongaustralia.com.au.

Finally, it is acknowledged that the strategy will not address everyone's concerns in respect to revaluations, setting of differential rates and charges and particularly the "rates shock" issues that will occur from time to time. However, the strategy has been prepared based on consultation and legal advice and is considered to be within the framework of the legislation (which is a property taxation system based on valuation).

3. Rating Strategy 2020-21

3.1 Introduction

City of Greater Geelong Responsibilities

The purpose of local government is to provide for the peace, order and good government, facilitate and encourage development, to provide services and facilities for the community and to maintain, improve, and develop the resources of the municipal district.

Local Government must operate in accordance with the *Local Government Act (1989)* and has responsibility for implementing many diverse programs, policies and regulations set by State and Federal Government. Councils have to be flexible and therefore have powers to set their own regulations and by-laws and provide a range of discretionary services in response to local community needs.

Each Victorian municipality is different. Community demographics will vary in terms of age, prosperity, topography and service requirements between councils.

The City of Greater Geelong Profile

The City of Greater Geelong serves a population of some 263,280 and covers an area of 1,250 sq. km. From Little River and Balliang in the north through to the Bellarine Peninsula and west to Waurin Ponds, Barrabool, Ceres and Fyansford, there is significant and diverse land use activities, demographics, topography and community needs.

We are a leading industrial centre for Victoria's southwest, with approximately 8,218 commercial and industrial properties and a strong labour force.

The residential sector is experiencing growth along with the need to provide adequate services to these growing communities. Tourism is now more important while a diverse culture and environment is unique in a regional municipal setting in Australia.

The City of Greater Geelong is responsible for \$2.6 billion worth of regional assets and infrastructure including roads, bridges, town hall, recreation and leisure facilities, drains, libraries and parks.

There are more than 126 services provided to the local community from cradle to grave.

Every time a person leaves their house they use services provided by the City. From roads, foot and bike paths, public street lighting, litter bins, school

crossings, library books, sporting facilities, community meeting spaces and places, community halls, swimming pools, playgrounds, parking spaces, public tips, youth and family counselling and support, childcare programs, preschools, school holiday programs, maternal and child health services, head lice and immunisation programs. In-home services include child care, parenting and baby health advice, provision of parking permits, access via internet, demolition, building and renovations, garbage, recycling and green waste removal, personal care, home maintenance, meals on wheels and respite care.

Local laws are important for community amenity for the safety, peace and order as well as public health, care of the City's property and the environment. Hazard reduction to noise, fire, abandoned vehicles, parking, street stalls, disabled parking, street furniture, graffiti, animals, nuisance pets and busking permits are all services provided by the City.

We collect rates from residents and businesses to help fund community infrastructure and service obligations.

Our approach to service strategies, budget setting according to priorities and annual rate setting is crucial as to how these services are provided to the community.

In terms of per capita rates the City of Greater Geelong has a lower rate when compared to some rural municipalities; however, we are required to and can provide a full range of services due to economies of scale, scope and aggregation. Services are utilised by non-residents of neighbouring councils, marginally increasing the cost of service to residents.

The following table compares the City of Greater Geelong to other municipalities including neighbouring councils.

2019-20		
	Average Rates & Municipal Charge Per Assessment**	Average Rates & Municipal Charge Per Residential Assessment**
Regional Cities		
City of Wodonga*	2,009	1,646
Horsham Rural City Council	1,962	1,646
Wangaratta Rural City Council*	1,729	1,336
Warrnambool City Council	1,939	1,639
La Trobe City Council	1,528	1,497
Greater Geelong City Council	1,587	1,286
Ballarat City Council*	1,936	1,417
Greater Bendigo City Council*	1,718	1,437
Neighbouring Councils		
Surfcoast Shire	2,063	1,982
Wyndham City Council	1,833	1,479
Golden Plains Shire	1,858	1,792
Metropolitan Councils		
Maribyrnong City Council	2,354	1,909
Whittlesea City Council*	1,714	1,698
Port Philip City Council*	1,762	1,582
*do not have Municipal Charge		
**Source: Council Budget Documents		

Many metropolitan councils tend to have lower per capita rates due to economies of scale and interlinking of services with other neighbouring councils. For example, one council may have a high amenity retail sector, another focusing on industry, whilst another council may provide specialist training or aquatics venues. This cross use of facilities and the ability to specialise leads to a reduced cost of service provision.

However, the City of Greater Geelong must provide a full range of services due primarily to its population diversity, geographic spread, as well as providing corporate development and regional leadership.

The average residential rate for Geelong residents for 2020–21 is \$1,671.22 (\$1,617.35 for 2019–20), including waste service charges.

This Rating Strategy includes a summary of rating principles and policies including reasons for policy and historical trends.

Purpose

The purpose of this policy is to outline the City's approach towards rating its' community and to meet the requirements of Part 8 of the *Local Government Act 1989* – Rates and Charges on Rateable Land.

The policy is to be reviewed and adopted by Council each year as part of its

budget setting objectives. The City of Greater Geelong aspires, through its budget, to achieve service standards, within resource allocation limits, that benefit the entire community.

Principles

The City must raise revenue each year sufficient for the purpose of good governance, administration, and to provide for appropriate goods and services for the community. The goods and services the organisation provides are broad and are allocated according to community lifecycle and lifestyle needs. In particular, the City provides goods and services that are not provided by private enterprise (eg. infrastructure, street lighting, regulatory and compliance activities).

Council rates constitute a system of taxation on the local community for the purposes of local government. The value of land and its improvements is generally used as the basis of taxation, which is a measure of the property wealth of the ratepayer. By legislation (*Valuation of Land Act 1960*) the value of all property is to be reassessed every year and is to be relative to all other like property within the municipality.

Rates are in the form of a general purpose levy and the benefits that a ratepayer may receive will not necessarily be to the extent of the tax (rates) paid. Benefits are consumed in different quantities and types over the lifecycle of the ratepayer (e.g. maternal and child health, libraries and aged care, roads and footpaths, local laws).

Our practices and decisions regarding rating are underpinned by:

- Accountability, transparency and simplicity;
- Efficiency, effectiveness and timeliness;
- Equitable distribution of the rate burden across the community according to assessment of property wealth;
- A “safety net” approach to assist eligible ratepayers significantly affected by increasing rates;
- Consistency with the organisation’s strategic, corporate and financial directions and budgetary requirements; and
- Compliance with relevant legislation and accepted professional conventions and ethics.

Reason for Policy

The City of Greater Geelong believes that overall policy must be underpinned by sound principles, which are well understood, communicated to ratepayers and compliant with current legislation. Equity and impact issues are best dealt with

in application of all facets of rating policy, including valuation, budgetary requirements, differential rating, government taxation and concessions, collection and hardship considerations.

We aspire to balance service levels in accordance with the needs and expectations of its community and sets taxation levels (rating) to adequately resource its roles and responsibilities.

In setting rates, the City gives primary consideration to its strategic directions, budget considerations, the current economic climate, other external factors and likely impacts upon the community.

Rating Framework

The general rating framework for local government was set out in research undertaken for development of the *Local Government Act 1989*. The research recommended that property rating should be based on the following objectives:

- The entire community should contribute to the unavoidable costs of local government.
- Where feasible, services should be funded on a user pays system.
- Where specified, local objectives can be achieved using differential rates.
- Residual service costs should be apportioned on the basis of property valuation.

In addition to rates on property, local governments are able to levy a municipal charge on each property. The municipal charge cannot raise more than one fifth (20%) of the total amount raised through rates (including the municipal charge) – the Act section 159.

Waste collection services are based on user-pays principles while a wide variety of other services provided by the City have fees set to recover the full cost or, where subsidisation occurs, to fully notate such cross-subsidisation.

The third element is the use of differential rate groups using variable “rates in dollars” to collect an ad valorem rate against the property value.

In addition to the objectives above, public finance theory sets three major criteria for successful taxation policy:

- Equity – including both horizontal and vertical equity. Horizontal equity means that those in the same position (e.g. with the same property value), should be treated the same. Vertical equity in respect to property taxation means that higher property values should incur higher levels of tax.

- Efficiency – meaning that in a technical sense the tax should not unduly interfere with the efficient operation of the economy. For local government the tax should be consistent with the major policy objectives of the City.
- Simplicity – for both administrative ease (and therefore lower cost) and to ensure that the tax is understood by taxpayers. The latter ensures that the tax system is transparent and capable of being questioned and challenged by ratepayers.

In adopting a differential rating structure for ad valorem tariffs, the City considers that they will contribute to the equitable and efficient carrying out of its functions”– the Act section 161(1)(b). It must also give consideration to the Ministerial Guidelines.

The Act at Part 1A Local Government Charter – section 3C(f) provides that an objective of council should be “to ensure the equitable imposition of rates and charges”. The Act does not further define equity or efficiency of the rating structure, and it can be presumed that the adoption of a legal rating framework will ensure equity and efficiency within the meaning and principles of the legislation.

Definitions and Abbreviations

the Act	Local Government Act (1989).
EA	Enterprise Agreement.
Council	Generally refers to the Greater Geelong City Council or the City.
CPI	Consumer Price Index.
VCAT	Victorian and Civil Administrative Tribunal.
FSPL	Fire Services Property Levy.
ESC	Essential Services Commission
Ad Valorem	A tax, duty or fee that varies according to value of products, service or property upon which it is levied.

Strategic Directions

The City has determined that its annual rate setting objectives should be developed within a framework which integrates planning from a strategic directions level through to service delivery. The strategic directions of the City are set out in the following documents:

Council Plan 2018-22

This document includes strategic objectives, performance indicators and the Strategic Resource Plan.

2020-21 Budget

Annual funding allocations (action plan) for activities and initiatives, with linkages to the Council Plan, together with key financial performance targets and measures.

Annual Report

Audited statutory operational and financial report including performance statement on key targets and measures identified in the Budget and Council Plan.

The City of Greater Geelong operates as a separate entity to other councils. Each council has different local issues, costs and service provision needs. Each council budget is different to reflect local community needs and priorities. There are 79 Local Government councils in Victoria and some 671 local government entities throughout Australia.

In Victoria, there is a common legislative framework for setting a budget that council's must follow, as set out in the Act .

Budget Considerations

The City prepares and publishes its annual budget as a separate document in compliance with the Act, which includes a comprehensive submissions and approval process.

As part of the financial planning and budget process, the rate revenue is calculated in accordance with the rate cap set by the State Government.

Other revenue sources include statutory fees for building and planning through to user pays fees assessed annually in accordance with movements in CPI, wages and market factors. Council relies on Federal and State funding mainly via the Grants Commission allocations. Specific purpose grants for new services and capital works are also received.

Each year the City establishes the maintenance needs of its assets and infrastructure and the community services and facilities that will be provided in the next financial year.

Generally, the City of Greater Geelong seeks to have a balanced budget (ie. that revenue is equal to expenses). Any surplus or deficit result should be minor in context of the overall budget. The Council in the past has maintained an operating surplus and is committed to maintaining an operating surplus in future years. However, 2020–21 will be an exception with a proposed deficit given the need to fund the on-going support to the community for the COVID–19 response and recovery that will be required.

Policy Statement: Council, as required by legislation, will prepare a draft budget

for community consultation and then adopt and publish the approved budget.

External Influences

The City is subject to numerous economic factors. Since its major expenditure item is salaries and wages, any CPI and EA adjustments will have a significant impact on costs and subsequent rating decisions. We are also subject to significant movements in funding from State and Federal sources. Cost shifting back to council has been a major concern for all councils and has been subject to a Federal Government Inquiry⁵ which found that “*the extent and effects of cost shifting as detailed are the major problems facing Local Government’s deteriorating infrastructure*”. Regulatory and compliance changes affect councils operations and changes to population and demographics will influence change particularly in the medium to long term.

Community Impact

Policy Statement: Council will publish a rates impact statement biannually in its budget papers to inform the community. The impact statement will have reference to historical and future trend information including property valuation movements and rates in the dollar by tariff group.

3.2 Property Valuations

For the purpose of the Act and its rating provisions, the *Valuation of Land Act 1960*, is the principal act in determining property valuations. Generally, each separate occupancy on rateable land must be valued and rated. Contiguous areas of vacant land with more than one title in the same ownership may be consolidated for rating purposes.

An assessment for the purpose of rating may be against any piece of land subject to separate ownership or occupation. In this context, land has been defined to include buildings, structures or improvements and may include automatic teller machines, show case, signage, advertising, radio and mobile telecommunications towers.

Local government may adopt one of the following three valuation methodologies to value properties in its area (LGA section 157).

Capital Value: (CIV) the value of land and other improvements including the house, other buildings and landscaping.

Site Value: (SV) the value of the land plus any improvements which permanently affect the amenity or use of the land, such as drainage works, but excluding the value of buildings and other improvements. Also referred to as the unimproved market value of the land.

Net Annual Value: (NAV) the value of the rental potential of the land, less the landlords' outgoings (such as insurance, land tax and maintenance costs). For residential and farm properties this must be set at 5% of the CIV (Valuation of Land Act 1960 – section 2).

Policy Statement: Council has adopted the Capital Improved Value as the value to which the rate in the dollar will be assessed.

Reason for Policy: Being a measure of the realisable value of the property, the CIV most closely reflects wealth and affordability and thus it is more equitable to tax residents on the total value of their property rather than the notional value of their land alone. In addition, differential rating combined with CIV allows greater flexibility in developing rating outcomes enabling the City to pursue its particular objectives.

Every year council valuers have a statutory requirement under the Valuation of Land Act section 13DC (5), to conduct a review of property values based on market movements and recent sales trends. For the 2020–21 rating years valuations will be based on values returned as at 1 January 2020.

The valuers undertake a physical inspection of some properties during each revaluation. Other valuations are derived from a complex formula based on sectors, sub market groups, property condition factors (including age, materials and floor area), influencing factors such as locality and views, and land areas compared to sales trends within each sector/sub-market group. The municipality has defined sub-market groups of homogeneous property types which are reviewed during the revaluation process. The valuers determine the valuations according to the highest and best use of a property.

In valuing large areas of land without buildings, residential zoning, permits for subdivision or structure plans are indications of potential for subdivision. If the land is capable of subdivision it will be valued accordingly as potential subdivisional land rather than farm land, despite its use. The value of subdivisional land will typically be higher than farm land. The amount of valuation increase will depend on market factors at the time of valuation.

The differential rate applied to the valuation is determined in accordance with the criteria set out in the annual report to Council. The criteria is based on the actual land use and the geographic area of the property.

Valuations are conducted at general revaluation or where any circumstances as listed under section 13DF of the Valuation of Land Act change the valuation and cause the City to undertake a supplementary valuation between revaluations.

Supplementary valuations are notified to ratepayers by the issue of a rates notice.

The Valuer General of Victoria is responsible for reviewing the total valuation of each municipality for accuracy before certifying that the valuations are true and correct. Valuations are conducted using best practice guidelines formulated and published by the Valuer General Victoria.

The total value of the municipality is used as a base against which Council strikes its rate in the dollar for each defined tariff group.

No Windfall Gain

There is a common misconception that if a property's valuation rises then the City receives a "windfall gain" with additional income. This is not so as the revaluation process results in a redistribution of the rate burden across all properties in the municipality. Any increase to total valuations of the municipality is adjusted by recalculating the rate in dollar (ad valorem rate) used to calculate the rate for each property. Budgeted rate income is adjusted each year as part of the budget process and the relevant rate cap percentage taking into account adjustments for supplementary rate income.

Objections to Property Valuation

The Valuation of Land Act 1960 provides that objection to the valuation may be made each year within two months of the issue of the original or amended (supplementary) Rates and Valuation Charges Notice (Rates Notice), or within four months if the notice was not originally issued to the occupier of the land.

Objections must be dealt with in accordance with the Valuation of Land Act – Division 3 sections 16–21.

The Act was amended in 2006 in order to improve the valuation objection process and reduce the number of lengthy and costly disputes. The Act specifically improves the processes and practices for lodging an objection, sharing and exchange of information, referring an objection dispute to VCAT, awarding of costs, Valuer General notifications and certification of supplementary valuations. Further information can be obtained by contacting the City of Greater Geelong or accessing the Land Victoria web site at www.land.vic.gov.au/valuation.

The City will continue to advise ratepayers via the "Rates, Charges and Valuation Notice (the Rate Notice), brochure, web site and City News, of their right to object and appeal the valuation.

Property owners also have the ability to object to the site valuations on receipt of their land tax assessment. Property owners can appeal their land valuation within two months of receipt of council Rate Notice (via the City) or within two months of receipt of their Land Tax Assessment (via the State Revenue Office).

3.3 Rating Differentials and Rate Types

Rating Equity

Council has determined that the issues concerning equity within the community and the impact of rates across the municipal district are best addressed by the application of all the policies in respect to differential tariffs, government funded rebates and provisions for relief based on hardship in accordance with the Act section 171 and 171A as amended.

Council has determined that identical land uses should be treated in the same manner with the exception of the land known as the Point. The Point land at Point Lonsdale is unique in that it requires expenditure to maintain the water quality of the waterways in line with the environmental obligations. Equity and impact issues being best dealt within application of the entire Rating Policy having regard to:

- Land use – differential groups;
- Valuation – valuation relative to other properties within land use groups;
- Rate in dollar – based on the City’s revenue requirements and % contribution by differential group;
- Collection arrangements – access to multiple payment methods to suit; and
- Hardship being taken into consideration – subject to rating impact on class of persons or by application for individuals.

Ministerial Guidelines

The *Local Government Legislation Amendment (Miscellaneous) Act 2012* allows the Minister to set differential rating guidelines for compliance by councils. The final version of the Ministerial Guidelines, was gazetted on 26 April 2013 and came into effect from 1 July 2013. The City needs to consider the objectives, the suitable uses and the types of classes of land when introducing a differential rate. There are no new differential rates being introduced as part of the 2020–21 Budget.

Reasons for Differential Rates Policy

The application of the rating strategy should be simple, efficient, and include a mechanism that contains principles of public benefit taxation.

While general rates are not a user pay mechanism, elements of the rating strategy will embrace the user pays principle where practicable. The City may consider the imposition of specific costs that may warrant the striking of new or higher differentials.

Rating must ensure that there is sufficient funding to meet the cost of providing and maintaining infrastructure assets and services for the benefit of current and

future communities.

The City of Greater Geelong applies a capital improved valuation (CIV) method to all properties within the municipality to take into account the full development value of the property. This method is applied irrespective of whether the property is subject to rates or exempt under legislation. The City recognises that people with higher value properties generally have higher wealth and a greater ability to meet the provision of council services.

Rating, through the application of higher differentials recognises the ability of some ratepayers to obtain concessions from the tax deductibility of council rates and provides for a series of differential rates. This takes into account low economic return to large landholdings, avoid distortions in the market or an ability to contribute above the standard charge.

Rating shall endeavour to promote and encourage economic development throughout the municipality.

The farm differential is to recognise the benefits of large holdings, open space and traditionally, generally less demand upon council services per land area held. The City of Greater Geelong has used a combination of a differential tariff and a LGA section 169 rebate in order to maintain the status of farms as the lowest rated tariff group.

Vacant Land is rated at a higher rate in the dollar than residential to encourage the prompt development of vacant land to attract new residents and businesses to the City and to discourage untimely and unnecessary divisions of land.

A Municipal Charge may be used, or where appropriate an ex-gratia amount may be negotiated.

[Differential Tariff Groups](#)

The Act allows councils to “differentiate” rates based on the use of the land, the geographic locality of the land or the use and locality of the land.

Policy Statement: Council has determined that the following differential tariff groups based on land use characteristics and geographical area are appropriate for rating purposes.

Reason for Policy: Council has a diverse mix of geographically located and land use properties. Valuation methodology is not consistent between differing land use property types and the establishment of differential tariff groups ensures greater equity and contribution from rates according to land use characteristics in relation to affordability and taxation principles. Council has also introduced a geographic rate to ensure that the land defined as The Point makes a contribution to the management of the environmentally sensitive land.

Rating Differentials

In accordance with the Act section 161 council is required:

- to specify the objectives of the differential rate;
- to define the types and classes of land and a statement of reasons for the use and level of that rate; and
- to identify the types and classes of land in respect to uses, geographic location, planning scheme zoning, building types and any other relevant criteria.

The purpose is to ensure that council has a sound basis on which to develop the various charging features when determining its revenue strategies and ensure that these are consistent with the provisions of the Act.

The general objectives of each of the differential rates is:

- To ensure that all rateable land makes an equitable financial contribution to cost of carrying out the functions of council, including the:
 - construction and maintenance of public infrastructure;
 - development and provision of health and community services;
 - provision of general support services; or
 - a specific objective as described within the differential characteristic.

Types and Classes

Rateable land having the relevant characteristics described in each category below.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level, which council considers is necessary to achieve the objectives specified above.

Geographic Location

Wherever located within the municipal district or by reference to specific location within the differential tariff description.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2021.

Differential Tariff Definitions and Characteristics

Residential Land – means any land:

- i) that is used exclusively for residential purposes; or
- ii) on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Vacant Land – means any land:

- i) that does not have the characteristics of Farm Land; and
- ii) on which no building is erected, save for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.

Rating Objectives:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong.

To discourage untimely and unnecessary divisions of land.

These objectives will be met by setting the Vacant Land differential at 143.7% of the Residential Land differential.

Commercial Land – means any land that:

- i) does not have the characteristics of:
 - a) Farm Land; or
 - b) Industrial Land; and
 - c) Petroleum Production Land
- ii) is used predominantly for the sale of goods or services or other commercial purposes; or
- iii) on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Point – Residential Land – means any land that:

- i) is used exclusively for residential purposes; or
- ii) on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme; and
- iii) forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS 722215C, PS 722214E, PS 743877, PS 816893, PS 743876, PS 743878, PS 822924, PS 822922, PS 822918, PS 816907, 822928 and 832773.

Rating Objectives:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services;
- c) provision of general support services; and
- d) management of environmentally sensitive land.

To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.

The Point – Vacant Land – means any land:

- i) that does not have the characteristics of Farm Land; and
- ii) on which no building is erected save for any small uninhabitable storage shed or shelter, the size of which does not exceed 5% of the total land area; and
- iii) forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS 722215C, PS 722214E, PS 743877, PS 816893, PS 743876, PS 743878, PS 822924, PS 822922, PS 822918, PS 816907, 822928 and 832773.

Rating Objectives:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City, generally including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services;
- c) provision of general support services; and
- d) management of environmentally sensitive land.

To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.

To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong and, more specifically, to the Point Land.

To discourage untimely and unnecessary divisions of land.

The Point – Commercial Land – means any land that:

- i) does not have the characteristics of:

- a) Farm Land; or
- b) Industrial Land; and
- ii) is used predominantly for the sale of goods or services, or other commercial purposes; or
- iii) on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme; and
- iv) forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS 722215C, PS 722214E, PS 743877, PS 816893, PS 743876, PS 743878, PS 822924, PS 822922, PS 822918, PS 816907, 822928 and 832773.

Rating Objectives:

To ensure that all rateable land makes an equitable and efficient financial contribution to cost of carrying out the functions of the City, generally including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services;
- c) provision of general support services; and
- d) management of environmentally sensitive land.

To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, to ensure that an equitable and efficient financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.

Industrial Land – means any land that:

- i) does not have the characteristics of:
 - a) Vacant Land; or
 - b) Commercial Land; and
 - c) Petroleum Production Land
- ii) is used predominantly for industrial purposes, which includes manufacturing, repairing, servicing, processing and reprocessing or warehousing.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Mixed Use Land – means any land that:

- i) has the characteristics of Residential Land combined with the characteristics of Commercial Land or Industrial Land; and
- ii) is used partly for residential purposes and partly for commercial and/or industrial purposes.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Farm Land – means any land which:

- i) is not less than 2 hectares in area; and
- ii) is used predominantly for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; or
- iii) satisfies the criteria for municipal purpose benefit for large holdings to the extent that it is, for example, land that is predominantly used and maintained for heritage, cultural or environmental purposes, or land that is held as natural bushland under a trust for nature covenant, or land that is held under some other type of similar formal undertaking.

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the *Valuation of Land Act* 1960 for the same purpose, being a business that:

- a) has a significant and substantial commercial purpose or character; and
- b) seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- c) is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Rating Objectives:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

To encourage and support the business of primary production and, where appropriate, expand the business of primary production.

These objectives will be met by setting the Farm Land differential at 61.1% of the Residential Land differential and by the provision of a farm rebate under section 169 of the Act.

Petroleum Production Land – means any land that is:

- i) used primarily for the production or conveyance of petroleum and/or petroleum by-products; and
- ii) described as all that land generally bounded more or less by Princes Highway, Shell Parade, Corio Bay Foreshore, Wharf Road, Station Road and neighbouring land.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Petroleum Production Land differential is set at the Industrial Land differential from 2017–18.

Cultural & Recreational Land – means any land that:

Has the characteristics of Recreational land as defined by the Cultural and Recreational Lands Act 1963. As described in the Council report.

Differential Rates for Year 2020-21

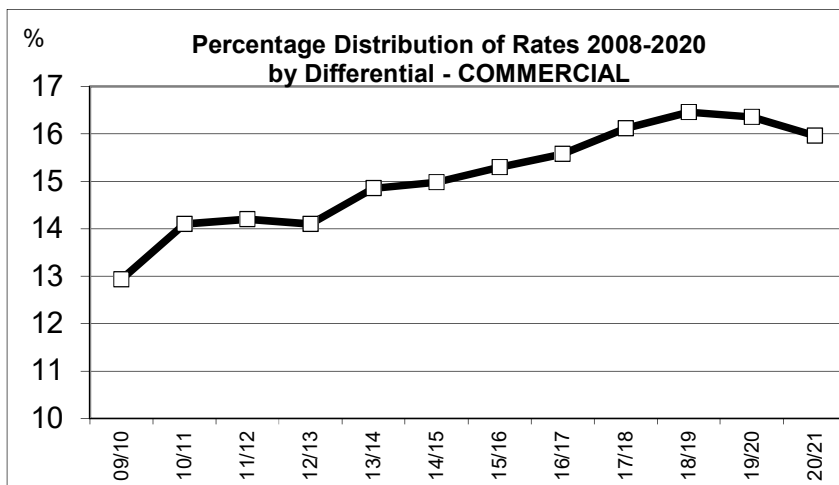
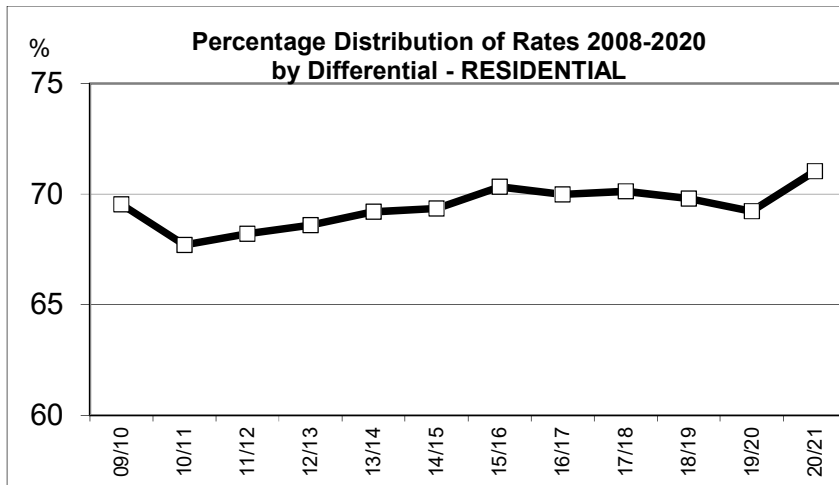
Council has declared the following rates and charges for 2020–21:

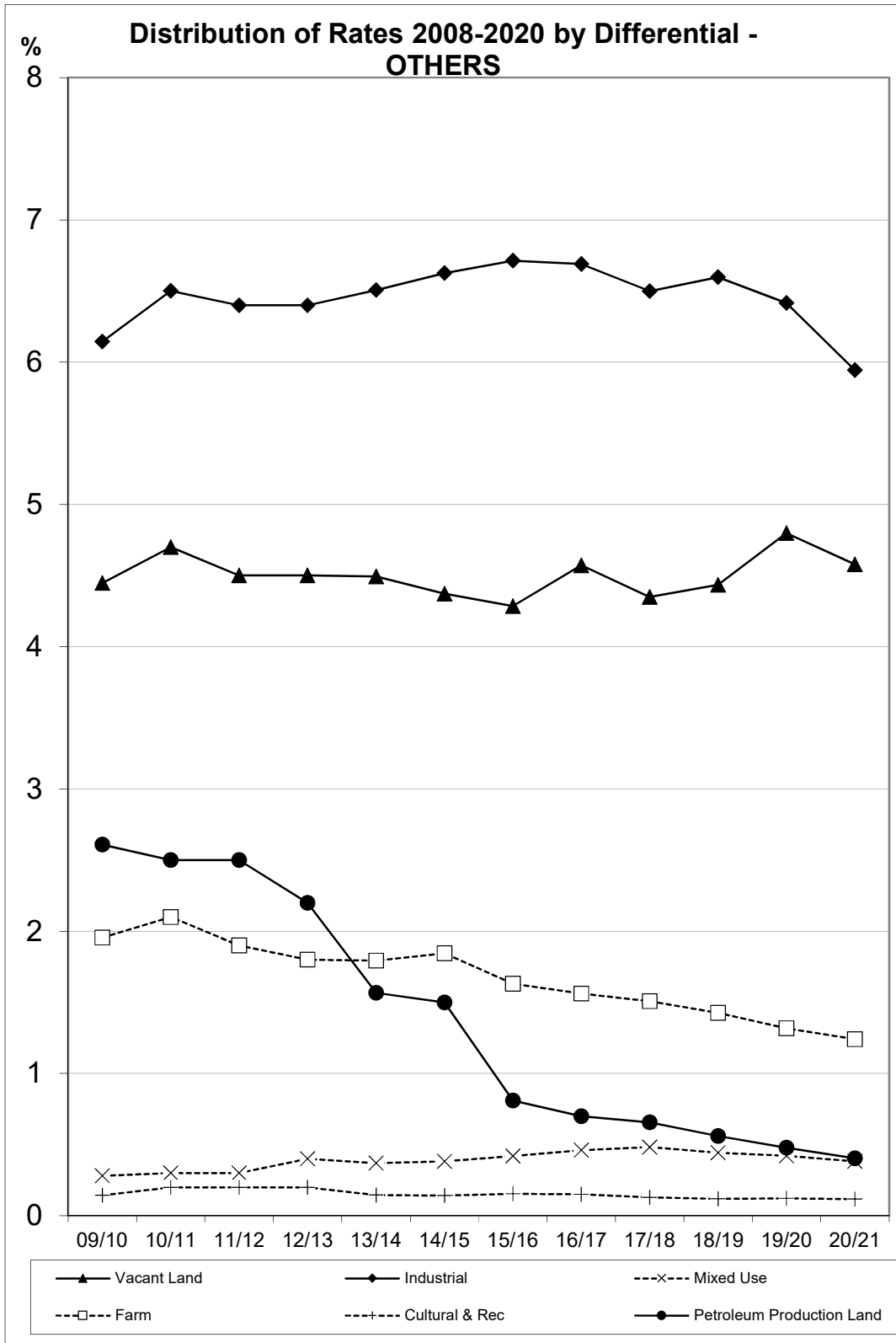
Category	Short description	2019-20 Rate in Dollar Comparative %	2020-21 Rate in Dollar Comparative %
Rating Differentials			
Farm Land	Greater than 2 hectares and sustaining a farm business or satisfying the municipal benefit large holding criteria.	0.00172948 (or .172948 percent of CIV) a 33.3% farm rebate applies	0.00145433 (or .145433 percent of CIV) a 15.6% farm rebate applies
Residential Land	Residential purpose only.	0.00216185 (or .216185 percent of CIV)	0.00238194 (or .238194 percent of CIV)
Vacant Land	Vacant land may disregard non-habitable structure (eg. shed) occupying not more than 5% of total area.	0.00315616 (or .315616 percent of CIV)	0.00342186 (or .342186 percent of CIV)
Petroleum Production Land	Used for petroleum and related product manufacture.	0.00618097 (or .618097 percent of CIV)	0.00581731 (or .581731 percent of CIV)
Industrial Land	Used for manufacturing, repairing, servicing, processing and reprocessing or warehousing.	0.00618097 (or .618097 percent of CIV)	0.00581731 (or .581731 percent of CIV)
Commercial Land	Properties used for sale of goods and services.	0.00522789 (or .522789 percent of CIV)	0.00532080 (or .532080 percent of CIV)
The Point Residential Land	Residential purpose only within the Point geographical area.	0.00216185 (or .216185 percent of CIV)	0.00238194 (or .238194 percent of CIV)
The Point Vacant Land	Vacant land within the Point geographical area.	0.00315616 (or .315616 percent of CIV)	0.00342186 (or .342186 percent of CIV)
The Point Commercial Land	Properties used for sale of goods or services within the Point geographical area.	0.00522789 (or .522789 percent of CIV)	0.00532080 (or .532080 percent of CIV)
Mixed Use Land	Residential and business combined.	0.00326233 (or .326233 percent of CIV)	0.00339958 (or .339958 percent of CIV)
Cultural and Recreational Lands Act 1963			
Cultural and Recreational	Land reserved under Cultural and Recreation Land Act.	0.00162139 (or .162139 percent of CIV).	0.00178645 (or .178645 percent of CIV).
Service Charges			
Municipal Charge	As per LGA section 159.	\$105.25 per rateable property in any category	Discontinued
Recycle and Waste Collection Service Fee	Service Charge as per LGA section 162.	\$332.00 per standard 3 bin service	\$360.95 per standard 3 bin service

The rates and charges as declared above are set to raise a total of \$250,458,167 for 2020–21 (\$237,685,462 for 2019–20).

Historical Trends

The use of differential rates is used to “balance and maintain” the revenue contribution from each property group. Where significant variation occurs to valuations and property numbers within a tariff group, the revenue contribution may alter accordingly. Where a tariff group has a significant declining valuation we may adjust the rate in dollar upwards to maintain the value of the rates contribution limited only by the ‘four times’ rule, the Act section 161(5).





3.4 Interpretive Guidelines for Differentials and Rate Types

Farm Rates

The farm differential is to recognise the benefits of large holdings, open space and traditionally, generally less demand upon council services per land area held. This takes into account low economic return to large landholdings, avoiding distortions in the market or an ability to contribute above the standard charge. The City utilises a combination of a differential tariff and a LGA section 169 rebate in order to maintain the status as the lowest rated tariff group. Eligibility for Farm rebate is based on qualification for farm differential, whereby properties comply with the land use criteria.

The City determines whether properties are to be classified as Farm according to the definitions set out in the rating declaration that is made as part of the budget process each year.

The key factors to determine whether a property meets the definition of farm are:

- Is the area of the property 2 hectares or greater?
- Legal area of property as per council records.
- Is the property being utilised for one of the defined farming activities?

Farm Land – means any land which is not less than 2 hectares in area and;

- i) is used predominantly for a business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities or;
- ii) satisfies the criteria for municipal purpose benefit for large holdings to the extent that it is, for example, land that is predominantly used and maintained for heritage, cultural or environmental purposes, or land that is held as natural bushland under a trust for nature covenant, or land that is held under some other type of similar formal undertaking.

Case law on farming activities has concluded that recreational horses are not part of the recognised farming activities. This has been further defined to allow that properties conducting a business of grazing animals for agistment are farming businesses, provided the animals meet the definition of a grazing animal. Properties training horses for racing purposes are not farming but are conducting a commercial activity. The 'predominant use' test is relevant to determine whether farming activities qualify as a farm.

Predominant or main activity requires looking at the amount of land used for the particular activity / activities and also the intensity of that use. Mere comparison of relative areas occupied by a residential use and a farming business is not decisive. Regard also needs to be given to the relative weights of the competing uses (eg. residential verses business etc.).

Is the property a farming business?

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the *Valuation of Land Act* 1960 for the same purpose, being a business that:

- has a significant and substantial commercial purpose or character; and
- seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

The City collects information that assists in determining whether or not the property is being run as a business (commercial venture organised for profit). The tests are in line with the Australian Tax Office tests for a primary production business. The key tests include ABN, business names, regular volume of activity, level of activity showing commercial objective, income level above Australian Taxation Office threshold for income assistance and business plan for operation of the property.

The farming carried out must be on a sufficient scale as to have some element of independent viability, therefore not supported by alternate income sources. The purpose of the farming activity must be ongoing and the result being of significant commercial volume. Therefore, if the activities will only ever produce small returns then they would be considered to be of a slight or minor character (Hobby farm or rural retreats). Seasonal fluctuations should not affect this outcome.

Is the property providing a municipal benefit?

Alternatively, land predominantly used or maintained for heritage, cultural or environmental purpose such as land held as natural bushland under a trust for nature covenant, or other type of formal undertaking will be classed as farm land under the definition. Small areas of the subject property will not be able to attract the definition.

Large land holdings unable to qualify as farm land use would be typically tracts of land held for subdivision and not being utilised in accordance with the criteria. In such cases, land will generally be rated at either the residential or vacant land

rating differential.

The Farm classification is reviewed when a property is sold or subdivided. An application survey is sent to the owners to obtain details on the properties ongoing usage by the new owner. Based on the information returned, the property is reclassified.

At times, the City may also mail out an application survey to groups of existing farm classified properties to ensure they are still using the land for farming purposes and therefore are still eligible for the farming classification. Owners of properties not currently defined as farm land may request the application survey. The rating differential will be determined based on the returned information.

The farm differential will be set at 61.1% of the residential rate and the rebate will be set at 15.6% (46.5% 2010–11 and 2011–12, 36.2% 2012–13 and 2013–14, 34% 2014–15 and 2015–16, 40% 2016–17 and 2017–18, 37.3% 2018–19, 33.3% 2019–20) of the amount payable of the capital improved value of the property.

Multiple Land Use – Separate Assessment

The City's rating framework is governed by the *Local Government Act 1989* and the *Valuation of Land Act 1960*.

Under section 158A of the Act rates and charges are to be levied on each occupancy and the City must separately levy the rate and charge in respect of each portion of land for which the City has a separate valuation.

Under section 13DC of the *Valuation of Land Act 1960* each separate occupancy must be computed at its nett annual value, its capital value and its site value and under section 7(a):

“If a portion of a parcel of land on which a building is erected is occupied separately, or is obviously adapted to being occupied separately, from other land in the parcel, that portion must be regarded as forming a separate rateable property and must be valued accordingly”.

In order to meet the requirements of the Acts and rate a parcel of land accordingly the City makes an assessment of each parcel of land to:

- determine the predominant land characteristics;
- values the land accordingly; and
- applies a rating differential which matches the land characteristics.

As part of the rating process the City regularly reviews land within the municipality to monitor changes to land use characteristics at:

- Revaluation;
- When building, planning or other permits are applied for;
- When building, planning or other permits are required;
- When subdivisions occur;
- Upon sale and transfer of land;
- Upon inspection by the City;
- Upon application and inquiry; or
- Internal reviews.

As part of this process single parcels of land are sometimes identified as having characteristics applicable to different rating differentials.

The City has determined that the issues concerning equity within the community and the impact of rates across the municipality are partly addressed by the application of differential rates where identical land uses should be treated in the same manner.

In determining a differential rate for a parcel of land the City refers to the definitions and characteristics for each class of land – residential, vacant, commercial, industrial, farm or mixed use. Each differential has been developed to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of council.

In most cases each parcel of land will have single land use to which a differential rate applies. In a small number of cases a parcel of land may have more than one land use. The City, in accordance with legislation, classifies these properties in two ways to ensure equity with other like properties across the municipality.

The first method of classification is the ‘mixed use’ differential where a parcel of land has the characteristics of residential land combined with the characteristics of another rate type. For more information on mixed use, please refer above.

The second methodology is to create separate rateable properties to recognise the differing land use such as Farm with Commercial. This methodology is consistent with legislative requirements where a parcel of land has more than one land use and the property has been adapted for separate occupancy.

The decision to create a separate rateable property is determined according to the following:

- the granting of a planning, building or other permits for a separate occupancy; or

- there is a significant and substantial commercial purpose or character to part of the property; or
- seeks to make a profit on a continuous and repetitive basis from its activities; or
- when a subdivision occurs.

The creation of a separate rateable property will ensure that common types and classes of land are classified consistently across the municipality. The creation will also provide an equitable outcome for the land owner as the separate assessment is typically only the portion relating to the profit making activity, building area only with no additional land or access roads included. Thus, the higher differential is only applied to a portion of the land rather than the whole site being classified as 'mixed use'.

This is of particular relevance to properties which are classified as farm land and receive the farm rate and rebate. To be eligible for a farm rebate (as per the *Valuation of Land Act 1960*) a property must be not less than 2 hectares and be used predominantly for a sustainable business of grazing (including agistment) dairying, pig-farming, poultry farming, fish farming, tree farming, bee keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or a combination of those activities.

In recent times some 'farm' properties have diversified to include activities that do not meet the farm land definition. In these instances the City has again created a separate assessment to ensure consistency across the municipality and not penalise the property owner by only applying a different rating differential to the portion of land directly attributed to the alternate activity.

Mixed Use Rate

In determining a differential rate for a parcel of land the City refers to the definitions and characteristics for each class of land – residential, vacant, commercial, industrial, farm or mixed use. Each differential has been developed to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of council.

In most cases each parcel of land will have a single land use to which a differential rate applies. In a small number of cases a parcel of land may have more than one land use. The City, in accordance with legislation, classifies these properties to ensure equity with other like land uses across the municipality.

The method of classification is the 'mixed use' differential where a parcel of land has the characteristics of residential land combined with the characteristics of commercial or industrial land. The 'mixed use' differential is a concessional rate compared to the commercial/industrial rate differential.

Mixed use properties historically included corner milk bars and hairdressers and more recently include home businesses, student housing and short term accommodation available from a residential property. In the majority of cases these uses do not have defined boundaries and/or have not been adapted for separate occupancy.

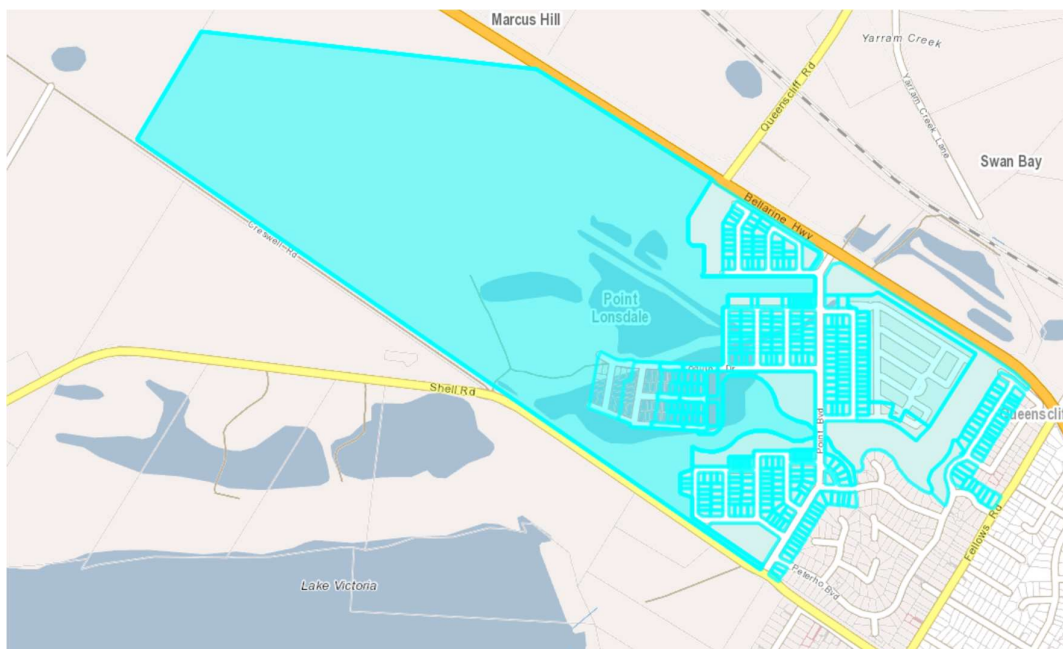
In making an assessment as to whether a mixed use and/or commercial/industrial differential is to be applied to a residential property the City has developed a number of principles to aid the decision making process:

Principle	Rating differential to apply
Properties that are not used as a residence.	Commercial, Industrial, Farm or Vacant
Properties leased under the Residential Tenancy Act, in effect this property is a tenant's principal place of residence. Lease in place for greater than 6 months.	Residential
Properties used for short term accommodation where: <ul style="list-style-type: none"> ■ it is not the tenants principal place of residence; ■ where the accommodation is being used for the owners commercial gain or reward; ■ where the property is advertised externally. 	Commercial
Properties used as a principal place of residence and also offered for short term accommodation where: <ul style="list-style-type: none"> ■ it is not the tenants principal place of residence; ■ where the accommodation is being used for the owners commercial gain or reward; ■ where the property may be advertised externally. 	Mixed Use
Property is used as a principal place of residence and commercial activity is also conducted at the residence.	Mixed Use
Where the owner moves out of his sole and principal place of residence once a year and hires the dwelling for a few weeks, up to a maximum of 6 weeks. A statutory declaration and removal of all advertising material is acceptable evidence.	Residential
Properties available for short term accommodation as part of one off events are not considered for rating changes. For example, the register of properties available for accommodation for 'one off' events would not constitute the predominant use of the property.	Residential

The Point' Geographical Rate Description

The geographical land description of the Point land is – forms part of the land described (or formerly described) in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS 722215C, PS 722214E, PS 743877, PS 816893, PS 743876, PS 743878, PS 822924, PS 822922, PS 822918, PS 816907, 822928 and 832773.

It is recognised that the land description will change in the future with subdivision and sale of the land however the Lot C PS 638301 and PS 722214 description will always be traceable to the area of land to be included in the differential.



A map of the land area is included. The hashed land is included in the definition for the differential rates. CA 2012 is a road reserve that is immaterial to the differential rate.

The land definition does not include Lot 2 TP 24109, Lot 1 TP 89558, Lot 1 TP 817344, Lot 1 TP 650917, Lot 3 TP 810878, Lot 4 TP 810878. This is adjoining land not included in the differential rate at this stage.

The land definition does not include properties that are already developed in the area.

An alternative definition of the land is included to assist in understanding. The definition is:

All land that is generally bounded by Bellarine Highway, Shell Road, Fellows Road and the western perimeter of the current land at 2202 –2350 Bellarine Highway,

excluding the following list of properties that are outside the Point subdivision:

- 1–6 Chiswick Court
- 165 – 239 Fellows Road
- 1–8 Herron Court
- 1–18 Huntingdon Court
- 1–18 Kings Court
- 1–16 Lakeland Court
- 1–9 Lakes Entrance
- 1–69 Peterho Boulevard
- 2–60 Peterho Boulevard
- 703–735 Shell Road
- 1–35 Silver Ridge Road
- 23–29 Point Boulevard
- 2–10 Crown Lane
- 7–15 and 4–36 Cockle Crescent
- 1–6 Watermans Court

[Cultural and Recreation Land Rate](#)

The City declares the Cultural and Recreation Rate on all land reserved under and in accordance with the *Cultural and Recreational Lands Act 1963* – section 4.

The *Cultural and Recreational Lands Act* provides that “an amount be payable in lieu of rates in each year being such amount as the municipal council thinks reasonable having regard to the services provided in relation to such lands and having regard to the benefit to the community derived from such recreational lands”.

Rather than calculating the costs that local government bears in respect to such lands, or the benefits received by locals in relation to these properties, the City has set the rate representing a concession to the commercial rate. The 2020–21 rate is 33.6% of the commercial rate. An assessment of the direct and indirect costs involved is problematic. For example, depreciation of local roads related to access while the quantification of benefits in terms of income, employment, social interaction, community and physical wellbeing is also problematic. The resources involved in attempting to accurately identify and quantify benefits and costs is not justifiable on grounds of efficiency especially given the low levels of rate income involved.

Service Charges – LGA section 162

A service rate or annual service charge for water supply, refuse, sewerage or other prescribed services may be declared under any criteria specified by the City. The City of Greater Geelong currently declares a service charge only in respect to the collection and disposal of refuse. The Recycle and Waste Collection service is based on user-pay principles to cover the costs of collection, recycling and landfill disposal. The City operates a full domestic garbage, recycling and green waste system providing a three bin service to all residential households. Private contractors generally undertake all non-residential refuse collections by direct arrangement with the landowner or tenant.

The Recycling and Waste Collection Service charge is levied on the following criteria:

- Geographic existence within those areas of the municipal district in which the City provides a domestic refuse collection and disposal service.
- The charge will be raised irrespective of whether the service is used or not.

The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The service charge does not form part of the rate cap. The waste collection charge will increase from \$332.00 to \$360.95 or 8.7%. The EPA landfill levy increases to \$38.95 per tenement (included in the service charge).

Larger 140 litre general waste bins were introduced at no extra cost from 2013–2014. These bins are provided to new residential properties or where there is a need to replace damaged bins.

A section 162 service charge was introduced in 2016–17– The Annual Service Charge – Additional Bin Service.

From 1 July 2016 property owners currently receiving the waste collection service charge are able to apply for the additional bin service via application compliant with the following criteria with upfront payment:

- In all cases of application for additional bins, the City reserves the right to inspect the applicant's existing bins to confirm that they are overloaded. If this cannot be confirmed, the additional bins will not be provided;
- The property owner or their authorised agent signs the additional bin application form, provides appropriate supporting evidence and agrees to the application service charge.

Applications that meet the criteria will be billed via the Rate, Valuation & Charges notice in future years.

If an application is received and approved in the first six months of the financial

year, that is, from July to December, the full annual cost of the additional bin will be charged. If an application is received and approved in the second half of the financial year, that is January to June, half the annual cost will be charged.

The following costs will apply for the additional bin service per year:

■ Garbage bin 140L	\$154.85
■ Garbage bin from 140L to 240L	\$111.95
■ Recycling bin 240L	\$ 87.00
■ Green waste bin 240L	\$ 82.40

[Municipal Charge – LGA section 159](#)

In addition to differential rates, Council may declare a municipal charge to cover some of the administrative costs of council. The total revenue from a municipal charge must not exceed 20% of the sum total of the general rates and municipal charge combined in a financial year, The Act section 159 (2). The municipal charge has been discontinued from 2020–21.

[Ex Gratia Rates](#)

The City has “Ex Gratia Rates” to gain contributions towards its operational costs from those property owners exempt from paying rates. The City’s intent is to align ex gratia contributions as close to or equivalent to the applicable rate category for that property subject to particular circumstances.

[Special Charge Rates – LGA section 163](#)

Council has declared a special rate in respect of the central business district of Geelong applicable to non-residential, non-exempt properties. The special rate is the Central Activities Area (CAA) rate and is in addition to other rates and charges. The purpose of the special rate is to promote the CAA as a commercial shopping precinct using events, marketing and media.

A special rate has been declared for the period commencing on 1 July 2016 and concluding on 30 June 2021. 2020–21 will be the fifth and final year of the scheme and provides to raise \$1,139,605 (\$1,117,259 in 2019–20). The rate in dollar for 2020–21 is set at \$0.00059986 and \$0.00020211 for Cultural & Recreation (cultural and recreation properties are charged a reduced CAA rate, in accordance with the ratio of the recreation rate to the commercial rate). Council from time to time declares special charges in respect to street schemes, construction of footpaths and area beautification subject to the provisions of LGA S163–S166.

3.5 Collections

Liability to Pay Rates

LGA section 156 makes the owner of the land liable to pay the rates and charges on that land. In certain cases, the occupier, mortgagee or licensee holder is liable to pay the rates.

The LGA section 156(6) declares the rate or charge, unpaid interest or costs to be a first charge upon the land.

Electronic Notices

The City encourages the electronic distribution of rate notices and promotes My Geelong. Ratepayers can elect to receive either their Annual Rate notice or Quarterly Rate notice electronically which is received through their email address.

Register with your rate notice at www.geelongaustralia.com.au/ratesonline.

Once you have registered you can:

- Receive and manage rate notices and payments
- Receive and manage animal registrations
- Check bin collection days
- Submit service requests

Payment Dates for Rates

The City, in accordance with the Act section 167 (1) must allow for the payment of rates by four instalments per annum. The City may allow a person to pay a rate or charge in a single lump sum payment LGA section 167 (2).

The Minister fixes instalment and single lump sum payment dates by notice published in the Government gazette.

Policy Statement: Council offers ratepayers the option to pay rates by four instalments due on 30 September, 30 November, 28 February and 31 May each year, or the next working day thereafter should those days be a weekend or public holiday.

Ratepayers may pay in a single lump sum payment provided that payment is received by 15 February or next working day thereafter if that day is a weekend or public holiday.

Reason for policy: The policy is set in accordance with the Act.

Alternative Instalment / Payment Options

A number of councils offer four instalments per annum as the only payments

option (e.g. Queenscliffe Borough Council).

The Act section 167 requires that councils “must allow” payment in four instalments and “may allow” payment in one lump sum. The Minister fixes the dates of instalments and lump sum by notice published in the Government Gazette. The dates are set statewide with no variability between councils and have traditionally been the dates as listed above.

Council may in future consider moving to the instalment payment options only. Of the 129,005 rate accounts issued annually, some 48.2% now use the 4–instalment option. A move to four instalments only would bring cash flow forward and increase interest on cash held in investments. However, this is offset by increased postage and collection fees.

For 2020–21 there is to be no change to the existing payment instalment arrangements.

Payment Options

The City of Greater Geelong offers a range of payment options including direct debit, Bpay, internet via www.geelongaustralia.com.au, by mail, telephone, over the counter services at customer service centres. Over the counter is also available at Australia Post agencies at a significant cost to the City. This service is to be reviewed in the future as a part of a review of payment options. The City also uses Centrepay arrangements which offer Centrelink recipients to have payments deducted directly from their Centrelink entitlements.

To assist ratepayers spread the cost of rates over the year the City allows 20 fortnightly direct debit or fortnightly centrepay payments, nine monthly direct debit payments. Quarterly or in full payments can be made by the set dates by the means listed above.

The cost of collections via all options continues to increase. The budget for 2020–21 is \$250,000.

The City incurs costs of collection via agency and merchant service fees. A payment processing fee on credit card transactions was introduced during 2014–15 at 0.4% to offset the merchant service fees charged by financial institutions. Due to increased costs the percentage recovered will be increased to 0.59% from 1 July 2020.

Incentives for Prompt Payment

The Act section 168 provides that incentives for prompt payment may be offered. Discount for early payment should be based on cash flow benefit to the City.

Policy Statement: Council has determined that no incentives for prompt payment

will be offered for the year 2020–21.

Reasons for Policy: The City offers payments via a number of agencies and services and to provide discount would be administratively cumbersome and costly. Awards and competition based incentives are generally only of benefit to the City via early cash flow and the successful ratepayer(s).

Late Payment of Rates

Policy statement: Council has determined that the application of interest penalties will be in accordance with the Act section 172.

Reason for policy: To alleviate any discussion or debate late payment of fines and penalties will be applied to any outstanding rates not paid by the due date. A period of not less than one day grace will be allowed.

Interest on Arrears and Overdue Rates

Interest is charged on all overdue rates in accordance with the Act section 172. Penalty interest is to be charged from the date when each instalment was due, irrespective of whether a lump sum option is available.

The interest rate to apply is fixed under section 2 of the Penalty Interest Rates Act 1983, which is determined by the Minister and published by notice in the Government Gazette. The penalty interest rate of 10% per annum will apply from 1 July 2017.

The City cannot apply an alternative rate but has the power to exempt any person from paying the whole or part of any interest amount generally or specifically payable – LGA section 172 (2A).

As part of the hardship provisions the City allows people who have proven financial difficulties to defer rate payments. The interest rate for deferred rate payments is set at 3.8% for 2020–21.

Debt Recovery - Collection of Overdue Rates

The City makes every effort to contact ratepayers at their correct address but it is the ratepayers' responsibility to properly advise the City of their contact details. Amendments to the Act require both the vendor and buyer of property, or their agents (e.g. solicitors), to notify the City of Greater Geelong by way of a notice of acquisition.

In the event that an account becomes overdue, the City has established procedures for the issue of an overdue final notice which may include interest pre calculated to a forward payment date.

In the event that the account remains unpaid, we may take legal action without further notice to recover any overdue amount. All fees and court costs are

recoverable from the ratepayer.

If an amount payable by way of rates in respect to land has been in arrears for three years or more, the City may sell the land in accordance with the *Local Government Act* – section 181.

Reason for Policy: The purpose of the policy is to act as a genuine deterrent to ratepayers who might otherwise fail to pay rates on time, to allow the City to recover the administrative cost of following up unpaid rates and to recover any interest cost the City may incur due to lost investment opportunities. The principle in providing for such penalty is that ratepayers who pay within the required timeframe should not have to subsidise or bear any cost of ratepayers who default in payment.

3.6 Rates Assistance

Council has determined that the rating framework described above is appropriate for equitable rating given the principle of taxation by property wealth, land use groupings, other revenue raising strategies and government funded concessions and legislative provisions and requirements.

The City acknowledges that some ratepayers will experience difficulty from time to time in meeting rate payments due to the effect of rising valuations, cost of council services and personal circumstance. We further understand that rebates and relief measures have a cost to the City which must be borne by other ratepayers either short or long term. It is for this reason that the City provides limited assistance, rates waivers and rebates to assist persons or classes of person in accordance with the Act section 169 and 171.

A comprehensive hardship policy was introduced in April 2020.

Rebates – LGA section 169

A rebate is a mechanism through which a targeted group receives a discount or concession to achieve certain objectives. Essentially rebates are funded through the general rate pool. More specifically, the amount required to fund the rebate is calculated and is incorporated into the total rates and charges requirement. For transparency the amount of any rebate or concession funded by ratepayers should be declared on an annual basis.

The City may grant rebates or concessions in accordance with the Act to assist the proper development of the municipal district, to preserve buildings or places in the municipal district which are of historical or environmental interest, to restore or maintain buildings or places of historical, environmental, architectural or scientific importance in the municipal district, to assist the proper development of part of the municipal district. A Council resolution granting a

rebate or concession must specify the benefit to the community as a whole resulting from the rebate or concession. If a person granted a rebate or concession has not complied with the terms on which the rebate or concession was granted, the City will send a notice to the person requiring the payment of the whole or part of the rate by a specified date including interest.

Policy Statement: Council considers that it is not appropriate for Council via ratepayer funds to provide for rebates for the proper development in full or part to the municipality.

In 2009 the Act was amended to allow council to provide rebates to support the provision of affordable housing by a registered agency. It is not proposed to provide any rebate for the provision of affordable housing for 2020–21.

Charitable Housing

There are a number of organisations providing housing for people with low-income, on a voluntary and not for profit basis. The provisions of the Act section 154 (4) (b) preclude such residential housing from being non-rateable, even though their use may be regarded as charitable, in the everyday sense of the word.

All housing provided by registered agencies, housing associations, charitable or government organisations is rateable in accordance with legal precedent and the Act.

During 2009 the Act was amended to include section 169 1 (D) which allows that the City may grant a rebate or concession in relation to any rate or charge, to support the provision of affordable housing, to a registered agency.

The City does not provide a rate rebate to support the provision of affordable housing by registered agencies. Assistance for low income households is already provided through the State Government pension rebate and the means tested rent provided by the Department of Housing and the Housing Associations.

There have been some inconsistencies with some charitable housing providers being exempt from rates. This includes some properties owned by registered housing agencies, charitable organisations and some retirement units.

From 2011–2012 all exclusive residential housing will be rated inline with the Act. The City recognises that this will make some previously non rated properties rateable and has decided to offer a Housing Support Waiver for eligible properties.

Farm Rebate

Due to significant variations in valuations within tariff groups and the limitations

of the ‘four times’ rule, the City provides a rebate for farm properties in conjunction with a lower rate in the dollar compared to the residential rate in the dollar in accordance with Rating Policy.

Farm Rates

The City has determined that for 2020–21 properties defined as farms (992 assessments) will be entitled to a rebate reflecting the view that there is benefit to the community in encouraging the retention of large lot primary producing holdings.

Traditionally a discounted rate (lower differential) for the farm sector has been justified due to factors, which include:

- Perception of inequality between rates paid and services received;
- Geographic impediments in terms of access to council services, which are primarily located in urban areas;
- Perception that “farmers” use less council services due to “cultural” differences;
- The relatively low return on asset of the farm sector;
- The need to protect the commercial viability of the farm sector;

However, given significant variations to valuations across tariff groups and the limitations of the ‘four times’ rule the Act section 169 (5), Council has resolved to retain and set the farm differential at a lower rate than the residential rate, (for 2020–21 the farm differential will be set at 61.1% of the residential differential) and provide a rebate to all farm properties in accordance with Policy of having the farm sector as the lowest rated tariff group.

To qualify for the farm rebate properties will be defined as farm land. The rebate will be set at 15.6% (46.5% for 2010–11 and 2011–12, 36.2% for 2012–13 and 2013–14, 34% for 2014–15 and 2015–16, 40% 2016–17 and 2017–18, 37.3% 2018–19, 33.3% 2019–20) of the amount payable of the capital improved value of the property.

Reason for Policy: The rebate recognises the nature of the farm with a LGA section 169 rebate.

Pensioner Rebates

Holders of a Centrelink or Veterans Affairs pension concession card, or a Veteran Affairs Gold card which stipulates TPI or War Widow (excludes Health Care and DVA all conditions, POW, EDA and dependant cards) may claim a rebate on their sole or principal place of residence.

For 2020–21 the government-funded indexed rebate is provided under the Municipal Rates Concession scheme. It will increase from \$235.15 to \$241.00

or 50% of the rate payment, whichever is the less. Upon initial application, an ongoing eligibility is maintained unless rejected by Centrelink or Department of Veteran Affairs during verification procedures. Upon acceptance of pensioner status the concession or rebate is deducted from the rate account before payment by the ratepayer.

Applications for the concession must be lodged by 30 June in each year.

In 2010 the MAV undertook a statistical analysis of figures across Victoria that showed on average 2.25% of household expenditure was spent on council rates. The study indicated that households occupied by old-age pensioners are likely to have a higher rate burden. The study recommended that the MAV should call for an increase in the State Government pension rate rebate.

Policy Statement: Council considers that it is not appropriate for council via ratepayer funds to make an additional rebate or offset to all pensioners.

Reason for Policy: Councils view is that pensioners receive a variety of utility and other concessions funded from general government taxation, which is appropriate. The State government has historically accepted the need to redistribute income taxes in support of utility concessions and rebates to low income households. Council supports this view, along with annual indexation of the municipal rate concession amount.

For the City to make further concessions would mean a redistribution of the rate burden with other ratepayers bearing the cost by way of higher rates and charges and having regard to these factors would unfairly penalise those ratepayers.

[Waivers – LGA section 171](#)

[Housing Support Waiver](#)

From 2013–14, Council declared a waiver under section 171 of the *Local Government Act* of 100% of general rates for the following types of properties. Transitional, emergency, crisis housing, housing for legatees or war widows provided by the Geelong Legacy Club or provided by RSL, and supported housing for disabled people.

This allows the City to waive the fire services levy under section 27 of the FSPL Act, inline with council policy.

The Housing Support Waiver will be for 100% of general rates for the class of persons comprised of ratepayers in respect of assessments which contain the following types of housing:

- Transitional, emergency or crisis housing;
- Housing for legatees or war widows, provided by the Geelong Legacy Club or provided by RSL; and

- Supported housing for disabled people.

This waiver recognises that these properties provide for specific needs within the community.

Rates Assistance Waiver

Policy Statement: Council is of the opinion that it is desirable to provide relief against any substantial increase of rates payable by residential ratepayers where such increase may cause hardship.

Reasons for Policy: In each revaluation there has been significant increases in valuations above the average, which have occurred due to the diverse property types and market influences within the municipal district and especially along coastal and waterfront locations. Based upon analysis of rating impacts, Council has determined that the continuation of the assistance measure will ensure that equity, benefit, ability to pay, efficiency and simplicity principles of taxation are adhered to.

Policy: The purpose of this measure is to provide relief to qualifying ratepayers who have incurred significant increases to valuation and hence rates arising solely from an increase in valuation caused by market conditions. Relief is granted subject to the criteria below for one year of the valuation as a “phase-in of valuation” method.

The waiver for 2020–21 is granted in accordance with the waiver / hardship provisions of section 171A of the Act.

Upon Application:-

Provide a waiver to any qualifying ratepayer experiencing an increase in valuation of more than 50% provided the following criteria is met:

- the property is the principal place of residence;
- the property has been owned by the same ratepayer for both valuation periods;
- the property is rated within the residential or farm tariff group; and
- have not had an increase in valuation of the land for the assessment because of improvements made requiring a building permit; and can demonstrate financial hardship by way of being currently eligible as a pensioner under the *State Concession Act (2004)* (Centrelink Pensioner Concession, Department of Veterans Affairs Pension Concession, Gold Card –widow or TPI specific – Cards); and
- can demonstrate that they are of low income status with a maximum income of \$54,677 or less (Statement of Earnings SOE – Centrelink or most recent tax assessment notice).

Amount of waiver

The amount of the waiver shall be calculated to provide a maximum 50% waiver of the total increase in rates due to the change in CIV. A phase-in percentage based on increments to the property valuation shall apply viz:

Property valuation increased by:

50% –	51.9%	Waiver at 25% of increase
52% –	53.9%	Waiver at 30% of increase
54% –	55.9%	Waiver at 35% of increase
56% –	57.9%	Waiver at 40% of increase
58% –	59.9%	Waiver at 45% of increase
60% or greater		Waiver at 50% of increase

Calculation of Rates Assistance Waiver 2020–21 – Example:

Residential & Farm Property only			
Input 2019 CIV	\$350,000	Rates Paid 2019–20	\$756.64
Input 2020 CIV	\$555,000	Rates Payable 2020–21	\$1,321.98
Variation	58.6%	Variance	\$565.34
Rebate Amount			
Percentage Rebate Allowable	45.0%		\$254.40

No maximum rebate under this formula is to apply.

The Waste Collection Service charge is excluded from the waiver.

Reason for policy

The waiver provisions are provided for under the Act section 171A.

The waiver is to be granted upon application simplified for those ratepayers supplying a current Centrelink statement of earnings or ATO tax assessment.

The property criteria to be met is to ensure that the waiver is properly targeted to property owners that have experienced significant changes in valuations by reason only of market forces.

The financial criteria is to prove hardship within the context of the legislation and to ensure that only low-income status property owners become entitled to the waiver.

The maximum income test is \$54,677 which is the Centrelink threshold for Family Tax Benefit Part A.

Other ratepayers, via a higher rate, effectively pay for the cost of any waiver granted.

The application process is to be subject to the provision of the Act section 171A (4) with penalties for misleading or false information relative to the granting of the waiver (10 penalty units equals \$1,652.20 as at 1 July 2019, updated in July each year).

Communications

The City to ratepayers' communication will include the following:

- Rates assistance waiver: A letter is sent to each residential property identified as having a significant valuation movement outlining the Rates Assistance measures available. An 'Application for Waiver' form accompanies the letter.
- Personalised assistance will be given for either deferral or waiver measures including council officers visiting the ratepayer if necessary (this already occurs with some pensioner applications).
- Staff training is conducted each year with customer service staff, with material available to again emphasise the assistance measures available to ensure that ratepayer requests are properly addressed.
- Information will be included on the rate notice, rate brochure, web site and City News advertising.

New Corio Estate (Inappropriate Subdivision) Waiver

The New Corio Estate is an old and inappropriate subdivision within an established farming zone in Corio. Since the land is zoned as farming land it cannot be developed for residential use with no services available for the area. There is no prospect of these services becoming available in the future. In addition Council has adopted Planning Scheme amendment C243 which formally protects the native vegetation and provides some certainty over future use of the land.

For 2020–21 Council will declare a waiver under section 171 of the Act of 100% of general rates for privately owned properties in the New Corio Estate. This rates assistance waiver recognises the financial burden associated with ownership of the land and the encumbrances that prevents property owners from making any demands on council services now and into the future.

Deferral of Rates - LGA section 170

Assistance to Individuals

When a ratepayer has financial difficulty the City will consider deferral of rates.

Policy Statement: Council has determined that the provisions for deferral (the

Act section 170) and waiver of rates (the Act section 171 & 171A) may be utilised in accordance with the delegated authority to officers approved by Council.

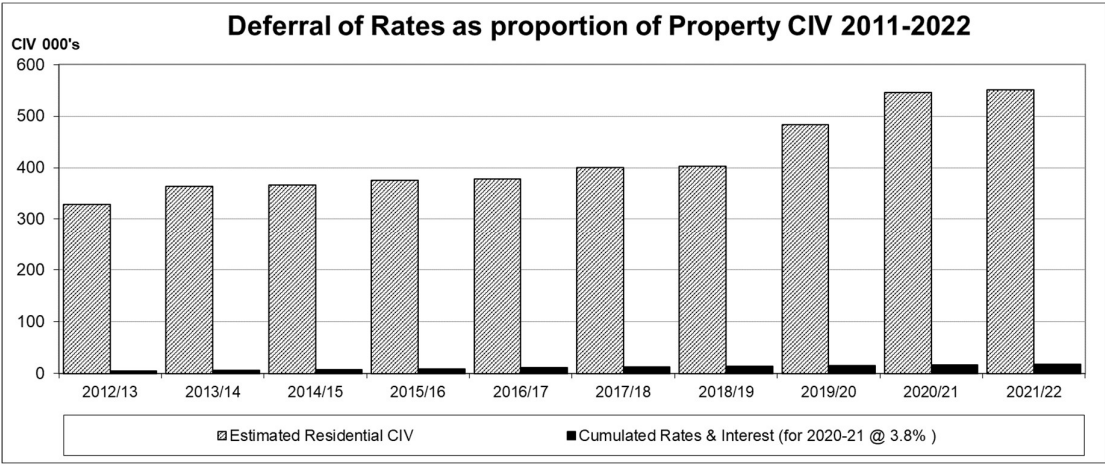
Reason for Policy: Council recognises that discretionary deferral and waiver of rates is appropriate for certain individuals in cases of proven hardship.

The option to defer rates is a legislative provision – the Act section 170.

Council has determined that the deferral of rates be extended to include both residential and non-investment vacant land ratepayers.

Promotion of this option will occur on the rate notice, rate brochures and web site.

There is a misconception that by deferring rates the City would eventually “own the property” by way of accumulated debt. This is not so. By way of example, current average rates approximate 0.22% of the capital value of the property. Based on the average residential rates and the actual CIV changes and rate increases over the past 10 years, even after 10 years of accumulated rate deferral (with interest rate for 2020–21 at 3.8%), the value of rates deferred still only approximated 3.3% of the properties capital value.



The City has established guidelines and an application form for ratepayers wishing to apply for deferral or waiver of rates.

If the City is satisfied on the application of a ratepayer that payment of rates in accordance with the Act would cause hardship, the the City may defer payment or part payment for such period as the City thinks fit.

The deferral will be granted on the following conditions:

- That the ratepayer pay interest on the amount affected by the deferral at a rate fixed by the City.

- The deferral ceases if the City in its discretion revokes the deferral (in which case the City must give the ratepayer at least 30 days' notice in writing of the revocation before taking action to recover rates affected by the deferral);
- The ratepayer ceases to own or occupy the land in respect of which rates are imposed (in which case the rates are immediately payable); and
- Any other conditions as the City thinks fit.

The application for deferral does not change the due date for payment of rates.

Policy Statement: Council policy is that deferral is appropriate where ratepayers have incurred increases to rates and immediate affordability is an issue.

Reason for Policy: Where application for waiver of rates causing hardship is based on the premise of significant increases to capital value, short-term rates assistance measures are available based on eligibility. Beyond the rates assistance measures council believes that in such cases deferral of rates is more appropriate. Waiver should be considered only for those in genuine hardship and where little capital gain or future benefit can be demonstrated. To provide additional waiver to ratepayers experiencing significant capital appreciation in property values would result in a redistribution of rates back to lower valued properties – in effect regressive taxation, which is inequitable.

Bushfire Relief

Policy Statement: Council has determined to provide Bushfire rate relief for any properties significantly damaged by bushfire to immediately have their valuation reduced down to a site value for the remainder of the financial year and then subject to supplementary valuation thereafter.

Policy Statement: Upon verification of an owner occupied residence being destroyed or significantly damaged by bushfire, the City is to provide rate relief by amending the property rate back to it's site value (residential) from the date of the fire for the remainder of this financial year. Such properties to be revalued with appropriate valuations and rate differential effective from 1 July of the new financial year. Affected ratepayers to be given the opportunity to make arrangements to pay rates without penalty up to 31 May in that year.

Reason for Policy: Council recognises the distress that bushfire can cause and seeks to provide immediate relief to affected residents. The relief is targeted where the immediate living conditions of the ratepayer is affected and not the surrounding land which may include fencing, stock and outbuildings.

Community Grants

The City operates the community grants, sponsorships and donations program allocating \$8.6m to support a wide variety of community organisations, events and networks. Based on principles of accountability and transparency, and in

lieu of the granting an application for rebates of rates, it is the City's preference that such organisations apply for funding under this program.

Exemptions from Rating

The Act section 154 declares that all land is rateable with a number of exceptions including crown land occupied for municipal purposes, land used exclusively for charitable purposes, the residence of a practising Minister of Religion, certain land used for mining purposes, clubs or memorials under the Patriotic Funds Act, Returned Services League and related associations as defined. Generally land is not used exclusively for public municipal or charitable purposes if it is a residence, is used for the retail sale of goods or the carrying on a business for profit.

Charitable and Not-for-Profit Organisations

Application for exemption from rating may be made at any time during the financial year and will be assessed based on the usage of the property. The City does not generally allow for any retrospective claims.

Legal precedent has determined that charitable uses include those providing health services, education, religion and services to the needy.

Fire Services Property Levy (FSPL)

The Victorian State Government introduced the *Fire Services Property Levy Act* (2012) which came into effect from 1 July 2013 and requiring local government to bill, receipt and collect a Fire Services Property Levy on rateable and non rateable properties.

The Act was in response to one of the recommendations of the Victorian Bushfires Royal Commission with the objective being to ensure that all property owners benefitting from Victoria's Fire Services should make a contribution to the cost of the service compared with the existing insurance based levy.

Principles

The levy is designed to ensure that all property owners pay a contribution for fire services so that Victoria's fire services continue to operate with sufficient resources. The levy is assessed on the Capital Improved Value (CIV) of property and is consistent with the valuation base used by most municipalities in levying rates.

How is the payment calculated?

The levy will consist of a fixed component plus a variable component based on the property's capital improved value. The variable component will be a rate based on the land use classification code, known as the Australian Valuation

Property Classification Code (AVPCC) for different property types [residential, commercial, industrial, primary production, public benefit, vacant] and will be determined by the Minister on or before 31 May each year. A \$50 per property concession will apply to pensioner concession and Veterans Affairs gold card holders.

The rates for 2020–21 are:

2020–21 Rates	Fixed Charge	Variable Charge per \$ of CIV	Council Differential
Residential (including vacant residential land)	\$113	0.000054	Residential The Point Residential Vacant The Point Vacant
Vacant (excluding vacant residential land)	\$230	0.000118	Vacant The Point Vacant
Commercial	\$230	0.000611	Commercial Mixed Use The Point Commercial
Industrial	\$230	0.000879	Industrial Automobile Petroleum
Primary Production	\$230	0.000190	Farm
Public Benefit	\$230	0.000054	Cultural & Recreation

For FSPL Vacant Land is split between Residential Land and other Vacant Land.

4. Bibliography

- City of Greater Geelong 2020–21 Budget.
- URL link to latest version of *Local Government Act 1989*:
www.austlii.edu.au/au/legis/vic/consol_act/lga1989182/
- Income test for Family Tax Benefit Part A
www.centrelink.gov.au/payments/ftb-a-

Attachment 1

STATUTORY INFORMATION ON RATES

Differential Rates and Charges Schedule LGA Section 161 (3)

for Period 1 July 2020 to 30 June 2021

Category	No of Properties 2020-21	2019-20 Rate in the Dollar	2020-21 Rate in the Dollar	% Change in Rate in the Dollar	CIV 2019 Level Valuation	CIV 2020 Level Valuation	% Change in CIV Level Valuation	Revenue at 2019-20 Rate in the Dollar	Revenue at the 2020-21 Rate in the Dollar	% Change in Revenue	Average Rates Payable 2019-20	Average Rates Payable 2020-21	\$ Change in Average Rates Payable	% Change in Average Rates Payable
Residential-base	113,197	0.00216185	0.00238194	10.2%	61,791,522,000	62,267,935,750	0.8%	133,584,002	148,318,317	11.0%	1,285.35	1,310.27	24.92	1.9%
Vacant Land	5,999	0.00315616	0.00342186	8.4%	2,746,790,000	2,794,462,000	1.7%	8,669,309	9,562,248	10.3%	1,550.38	1,593.97	43.60	2.8%
Commercial	5,993	0.00522789	0.00532080	1.8%	5,971,043,100	6,265,721,027	4.9%	31,215,957	33,338,642	6.8%	5,313.99	5,562.93	248.94	4.7%
The Point Residential	189	0.00216185	0.00238194	10.2%	133,410,000	137,010,000	2.7%	288,412	326,349	13.2%	1,631.24	1,726.72	95.47	5.9%
The Point Vacant Land	34	0.00315616	0.00342186	8.4%	29,550,000	31,400,000	6.3%	93,265	107,446	15.2%	2,848.32	3,160.18	311.86	10.9%
The Point Commercial	3	0.00522789	0.00532080	1.8%	8,631,500	8,632,000	0.0%	45,125	45,929	1.8%	15,146.76	15,309.71	162.95	1.1%
Industrial	2,225	0.00618097	0.00581731	-5.9%	1,968,510,501	2,133,399,001	8.4%	12,167,304	12,410,650	2.0%	5,573.70	5,577.82	4.12	0.1%
Mixed Use	319	0.00326233	0.00339958	4.2%	229,510,000	234,560,000	2.2%	748,737	797,405	6.5%	2,452.39	2,499.70	47.31	1.9%
Farm-(net of Rebate)	992	0.00172948	0.00145433	-15.9%	2,115,399,000	2,112,506,000	-0.1%	2,440,246	2,593,002	6.3%	2,565.18	2,613.91	48.74	1.9%
Petroleum Production Land	1	0.00618097	0.00581731	-5.9%	145,100,000	145,100,000	0.0%	896,859	844,092	-5.9%	896,964.00	844,092.16	- 52,871.83	-5.9%
Total Rates	128,952							190,149,215	208,344,081					
Municipal Charge	-	105.25	0.00	-100.0%				13,253,712	-	-100.0%				
Rates and Municipal Charge*								203,402,927	208,344,081					
Waste and Recycling Charge	116,000	332.00	360.95	8.7%				37,633,860	41,870,200	11.3%				
Total Rates and Charges					75,139,466,101	76,130,725,778		241,036,787	250,214,281					

*subject to the Rate Cap

Adjustments to Rates and Charges for 2020-21

<i>Cultural & Rec (rated under the Cultural and Recreational Lands Act 1963)</i>	53	0.00162139	0.00178645	10.2%	134,283,100	136,520,000	1.7%	217,725	243,887	12.0%	4,213.27	4,601.63	388.37	9.2%
<i>Waivers - Housing Support, Rates assistance and New Corio Estate</i>								- 70,000						
<i>Interest on Rates and Charges at 10% pa</i>									475,021					
<i>Additional Bins</i>									778,446					
<i>Special Rates and Charges (including CAA)</i>									6,269,605					
<i>Supplementary Rates</i>									2,400,000					
Total Rates and Charges	129,005				75,273,749,201	76,267,245,778			260,311,239					

Adopted by Council 30 June 2020

Attachment 2 – Revaluation Schedules

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
ANAKIE	Residential Rates	222	128,715,000	131,640,000	2,925,000	2.3%
	Farm Rate	87	162,544,000	167,794,000	5,250,000	3.2%
	Commercial Rate	9	4,153,000	4,198,000	45,000	1.1%
	Industrial Rate	5	15,190,000	14,990,000	- 200,000	-1.3%
	Vacant Land	17	8,255,000	8,639,000	384,000	4.7%
	Mixed Use Rate	7	4,560,000	4,640,000	80,000	1.8%
ANAKIE	Total	347	323,417,000	331,901,000	8,484,000	2.6%
ARMSTRONG CREEK	Residential Rates	3,304	1,689,300,000	1,689,420,000	120,000	0.0%
	Farm Rate	18	116,710,000	112,260,000	- 4,450,000	-3.8%
	Commercial Rate	81	74,845,000	77,454,000	2,609,000	3.5%
	Vacant Land	487	276,745,000	271,215,000	- 5,530,000	-2.0%
ARMSTRONG CREEK	Total	3,890	2,157,600,000	2,150,349,000	- 7,251,000	-0.3%
AVALON	Residential Rates	99	56,359,000	55,813,000	- 546,000	-1.0%
	Farm Rate	7	18,330,000	18,820,000	490,000	2.7%
	Commercial Rate	10	17,771,900	17,775,000	3,100	0.0%
	Industrial Rate	4	23,720,000	23,800,000	80,000	0.3%
	Vacant Land	15	10,077,000	10,007,000	- 70,000	-0.7%
	Culture & Rec	1	690,000	640,000	- 50,000	-7.2%
	Mixed Use Rate	5	3,390,000	3,390,000	-	0.0%
AVALON	Total	141	130,337,900	130,245,000	- 92,900	-0.1%
BALLIANG	Residential Rates	28	19,175,000	19,475,000	300,000	1.6%
	Farm Rate	57	102,300,000	105,087,000	2,787,000	2.7%
	Commercial Rate	1	510,000	530,000	20,000	3.9%
	Industrial Rate	1	1,120,000	910,000	- 210,000	-18.8%
	Vacant Land	6	3,856,000	3,986,000	130,000	3.4%
BALLIANG	Total	93	126,961,000	129,988,000	3,027,000	2.4%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
BARWON HEADS	Residential Rates	2,267	2,499,320,000	2,583,700,000	84,380,000	3.4%
	Farm Rate	4	6,700,000	7,120,000	420,000	6.3%
	Commercial Rate	58	51,790,200	51,961,000	170,800	0.3%
	Vacant Land	71	56,730,000	59,950,000	3,220,000	5.7%
	Culture & Rec	2	16,795,000	18,230,000	1,435,000	8.5%
	Mixed Use Rate	14	14,500,000	14,660,000	160,000	1.1%
BARWON HEADS	Total	2,416	2,645,835,200	2,735,621,000	89,785,800	3.4%
BATESFORD	Residential Rates	75	71,785,000	68,840,000	- 2,945,000	-4.1%
	Farm Rate	12	21,480,000	20,950,000	- 530,000	-2.5%
	Commercial Rate	5	3,456,500	3,824,000	367,500	10.6%
	Vacant Land	9	4,125,000	3,885,000	- 240,000	-5.8%
	Culture & Rec	1	760,000	770,000	10,000	1.3%
	Mixed Use Rate	1	770,000	770,000	-	0.0%
BATESFORD	Total	103	102,376,500	99,039,000	- 3,337,500	-3.3%
BELL PARK	Residential Rates	2,410	1,015,740,000	1,028,850,000	13,110,000	1.3%
	Commercial Rate	96	76,876,200	80,894,000	4,017,800	5.2%
	Industrial Rate	99	79,460,000	87,890,000	8,430,000	10.6%
	Vacant Land	50	18,607,000	18,607,000	-	0.0%
	Mixed Use Rate	4	1,800,000	2,030,000	230,000	12.8%
BELL PARK	Total	2,659	1,192,483,200	1,218,271,000	25,787,800	2.2%
BELL POST HILL	Residential Rates	2,196	988,184,000	997,014,000	8,830,000	0.9%
	Farm Rate	6	6,560,000	6,560,000	-	0.0%
	Commercial Rate	16	7,652,000	7,702,000	50,000	0.7%
	Vacant Land	84	28,125,000	29,238,000	1,113,000	4.0%
	Mixed Use Rate	1	450,000	470,000	20,000	4.4%
BELL POST HILL	Total	2,303	1,030,971,000	1,040,984,000	10,013,000	1.0%
BELLARINE	Residential Rates	44	62,674,000	51,185,000	- 11,489,000	-18.3%
	Farm Rate	43	95,740,000	78,930,000	- 16,810,000	-17.6%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Commercial Rate	4	3,950,000	3,850,000	- 100,000	-2.5%
	Industrial Rate	1	350,000	410,000	60,000	17.1%
	Vacant Land	2	1,130,000	930,000	- 200,000	-17.7%
	Mixed Use Rate	2	2,560,000	2,120,000	- 440,000	-17.2%
BELLARINE	Total	96	166,404,000	137,425,000	- 28,979,000	-17.4%
BELMONT	Residential Rates	6,613	3,181,805,000	3,236,275,000	54,470,000	1.7%
	Commercial Rate	321	329,363,300	336,968,004	7,604,704	2.3%
	Industrial Rate	54	37,160,000	38,620,000	1,460,000	3.9%
	Vacant Land	97	40,402,000	40,562,000	160,000	0.4%
	Culture & Rec	3	7,680,000	7,760,000	80,000	1.0%
	Mixed Use Rate	16	9,590,000	9,240,000	- 350,000	-3.6%
BELMONT	Total	7,104	3,606,000,300	3,669,425,004	63,424,704	1.8%
BREAKWATER	Residential Rates	528	182,525,000	191,245,000	8,720,000	4.8%
	Commercial Rate	47	43,752,700	46,606,000	2,853,300	6.5%
	Industrial Rate	163	166,790,000	159,315,000	- 7,475,000	-4.5%
	Vacant Land	23	12,825,000	15,285,000	2,460,000	19.2%
	Culture & Rec	2	10,700,000	10,700,000	-	0.0%
	Mixed Use Rate	2	720,000	800,000	80,000	11.1%
BREAKWATER	Total	765	417,312,700	423,951,000	6,638,300	1.6%
BREAMLEA	Residential Rates	108	92,145,000	92,170,000	25,000	0.0%
	Commercial Rate	1	135,000	135,000	-	0.0%
	Vacant Land	4	2,780,000	2,780,000	-	0.0%
BREAMLEA	Total	113	95,060,000	95,085,000	25,000	0.0%
CERES	Residential Rates	90	97,985,000	99,525,000	1,540,000	1.6%
	Farm Rate	16	28,240,000	31,240,000	3,000,000	10.6%
	Commercial Rate	2	244,500	260,000	15,500	6.3%
	Vacant Land	7	3,511,000	3,711,000	200,000	5.7%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
CERES	Total	115	129,980,500	134,736,000	4,755,500	3.7%
CHARLEMONT	Residential Rates	619	323,655,000	331,620,000	7,965,000	2.5%
	Farm Rate	30	90,945,000	103,310,000	12,365,000	13.6%
	Commercial Rate	8	2,048,500	2,097,000	48,500	2.4%
	Industrial Rate	1	820,000	1,040,000	220,000	26.8%
	Vacant Land	106	55,505,000	58,805,000	3,300,000	5.9%
	Mixed Use Rate	2	1,560,000	1,420,000	- 140,000	-9.0%
CHARLEMONT	Total	766	474,533,500	498,292,000	23,758,500	5.0%
CLIFTON SPRINGS	Residential Rates	3,521	1,737,405,000	1,720,165,000	- 17,240,000	-1.0%
	Farm Rate	1	4,500,000	4,200,000	- 300,000	-6.7%
	Commercial Rate	18	5,966,700	6,520,000	553,300	9.3%
	Vacant Land	216	56,350,000	59,485,000	3,135,000	5.6%
	Culture & Rec	2	880,000	1,430,000	550,000	62.5%
	Mixed Use Rate	4	1,225,000	1,375,000	150,000	12.2%
CLIFTON SPRINGS	Total	3,762	1,806,326,700	1,793,175,000	- 13,151,700	-0.7%
CONNEWARRE	Residential Rates	329	283,301,000	304,967,750	21,666,750	7.6%
	Farm Rate	51	64,540,000	68,530,000	3,990,000	6.2%
	Commercial Rate	31	14,445,000	14,685,000	240,000	1.7%
	Vacant Land	64	31,350,000	37,020,000	5,670,000	18.1%
	Mixed Use Rate	5	5,240,000	5,270,000	30,000	0.6%
CONNEWARRE	Total	480	398,876,000	430,472,750	31,596,750	7.9%
CORIO	Residential Rates	6,208	2,064,765,000	2,066,400,000	1,635,000	0.1%
	Farm Rate	2	10,430,000	10,470,000	40,000	0.4%
	Commercial Rate	253	257,210,900	278,980,000	21,769,100	8.5%
	Industrial Rate	85	171,277,000	189,227,000	17,950,000	10.5%
	Vacant Land	354	89,522,900	102,461,000	12,938,100	14.5%
	Culture & Rec	5	21,208,200	21,475,000	266,800	1.3%
	Mixed Use Rate	7	2,850,000	2,900,000	50,000	1.8%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Petroleum Rate	1	145,100,000	145,100,000	-	0.0%
CORIO	Total	6,915	2,762,364,000	2,817,013,000	54,649,000	2.0%
CURLEWIS	Residential Rates	1,326	725,950,000	728,700,000	2,750,000	0.4%
	Farm Rate	37	81,610,000	78,060,000	- 3,550,000	-4.3%
	Commercial Rate	37	27,925,500	28,675,000	749,500	2.7%
	Vacant Land	342	105,780,000	106,480,000	700,000	0.7%
CURLEWIS	Total	1,742	941,265,500	941,915,000	649,500	0.1%
DRUMCONDRA	Residential Rates	243	250,090,000	248,135,000	- 1,955,000	-0.8%
	Commercial Rate	11	4,581,100	5,590,000	1,008,900	22.0%
	Mixed Use Rate	3	2,570,000	2,710,000	140,000	5.4%
DRUMCONDRA	Total	257	257,241,100	256,435,000	- 806,100	-0.3%
DRYSDALE	Residential Rates	2,061	1,126,930,000	1,138,135,000	11,205,000	1.0%
	Farm Rate	80	128,250,000	120,900,000	- 7,350,000	-5.7%
	Commercial Rate	151	111,562,300	119,942,000	8,379,700	7.5%
	Industrial Rate	37	12,110,000	13,125,000	1,015,000	8.4%
	Vacant Land	117	50,264,000	50,563,000	299,000	0.6%
	Culture & Rec	1	1,280,000	1,340,000	60,000	4.7%
	Mixed Use Rate	7	7,260,000	8,450,000	1,190,000	16.4%
DRYSDALE	Total	2,454	1,437,656,300	1,452,455,000	14,798,700	1.0%
EAST GEELONG	Residential Rates	1,817	1,067,175,000	1,066,065,000	- 1,110,000	-0.1%
	Commercial Rate	68	43,598,800	38,344,000	- 5,254,800	-12.1%
	Vacant Land	18	9,600,000	9,450,000	- 150,000	-1.6%
	Culture & Rec	2	1,732,900	1,733,000	100	0.0%
	Mixed Use Rate	4	2,310,000	2,090,000	- 220,000	-9.5%
EAST GEELONG	Total	1,909	1,124,416,700	1,117,682,000	- 6,734,700	-0.6%
FYANSFORD	Residential Rates	293	198,900,000	202,245,000	3,345,000	1.7%
	Farm Rate	11	23,670,000	25,490,000	1,820,000	7.7%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Commercial Rate	21	15,245,300	17,095,000	1,849,700	12.1%
	Industrial Rate	10	16,975,000	17,285,000	310,000	1.8%
	Vacant Land	191	83,274,000	84,195,000	921,000	1.1%
	Culture & Rec	1	1,200,000	1,240,000	40,000	3.3%
	Mixed Use Rate	2	1,210,000	1,470,000	260,000	21.5%
FYANSFORD	Total	529	340,474,300	349,020,000	8,545,700	2.5%
GEELONG	Residential Rates	3,039	2,041,655,000	2,060,285,000	18,630,000	0.9%
	Commercial Rate	1,701	1,948,534,600	2,055,871,009	107,336,409	5.5%
	Industrial Rate	14	17,340,000	17,970,000	630,000	3.6%
	Vacant Land	37	21,291,000	21,983,000	692,000	3.3%
	Culture & Rec	3	7,056,000	7,395,000	339,000	4.8%
	Mixed Use Rate	34	21,980,000	23,290,000	1,310,000	6.0%
GEELONG	Total	4,828	4,057,856,600	4,186,794,009	128,937,409	3.2%
GEELONG WEST	Residential Rates	3,532	1,987,240,000	2,015,270,000	28,030,000	1.4%
	Commercial Rate	447	405,020,600	432,790,000	27,769,400	6.9%
	Industrial Rate	41	23,450,000	30,055,000	6,605,000	28.2%
	Vacant Land	40	29,878,000	29,561,000	- 317,000	-1.1%
	Mixed Use Rate	18	9,330,000	9,600,000	270,000	2.9%
GEELONG WEST	Total	4,078	2,454,918,600	2,517,276,000	62,357,400	2.5%
GROVEDALE	Residential Rates	6,164	2,741,415,000	2,773,295,000	31,880,000	1.2%
	Commercial Rate	355	420,424,600	457,760,008	37,335,408	8.9%
	Industrial Rate	88	51,120,000	58,930,000	7,810,000	15.3%
	Vacant Land	90	39,490,000	44,035,000	4,545,000	11.5%
	Mixed Use Rate	9	6,380,000	6,870,000	490,000	7.7%
GROVEDALE	Total	6,706	3,258,829,600	3,340,890,008	82,060,408	2.5%
HAMLIN HEIGHTS	Residential Rates	2,882	1,408,040,000	1,420,680,000	12,640,000	0.9%
	Farm Rate	1	1,360,000	1,520,000	160,000	11.8%
	Commercial Rate	35	15,116,000	16,887,000	1,771,000	11.7%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Vacant Land	57	22,325,000	22,500,000	175,000	0.8%
	Culture & Rec	1	588,700	606,000	17,300	2.9%
	Mixed Use Rate	5	2,740,000	2,870,000	130,000	4.7%
HAMLYN HEIGHTS	Total	2,981	1,450,169,700	1,465,063,000	14,893,300	1.0%
HERNE HILL	Residential Rates	1,772	764,430,000	774,150,000	9,720,000	1.3%
	Commercial Rate	30	11,900,000	13,455,000	1,555,000	13.1%
	Vacant Land	32	11,465,000	11,750,000	285,000	2.5%
	Mixed Use Rate	2	980,000	1,040,000	60,000	6.1%
HERNE HILL	Total	1,836	788,775,000	800,395,000	11,620,000	1.5%
HIGHTON	Residential Rates	7,816	4,766,670,000	4,767,500,000	830,000	0.0%
	Commercial Rate	156	132,317,400	132,807,000	489,600	0.4%
	Vacant Land	431	173,485,000	176,710,000	3,225,000	1.9%
	Culture & Rec	1	1,280,000	1,280,000	-	0.0%
	Mixed Use Rate	17	5,255,000	5,720,000	465,000	8.8%
HIGHTON	Total	8,421	5,079,007,400	5,084,017,000	5,009,600	0.1%
INDENTED HEAD	Residential Rates	1,249	770,185,000	779,050,000	8,865,000	1.2%
	Farm Rate	9	18,940,000	16,820,000	- 2,120,000	-11.2%
	Commercial Rate	5	684,000	754,000	70,000	10.2%
	Vacant Land	169	51,975,000	53,252,000	1,277,000	2.5%
	Culture & Rec	2	378,000	378,000	-	0.0%
	Mixed Use Rate	2	3,720,000	3,590,000	- 130,000	-3.5%
INDENTED HEAD	Total	1,436	845,882,000	853,844,000	7,962,000	0.9%
LARA	Residential Rates	6,270	3,393,650,000	3,346,775,000	- 46,875,000	-1.4%
	Farm Rate	68	157,540,000	166,520,000	8,980,000	5.7%
	Commercial Rate	169	143,215,800	137,950,001	- 5,265,799	-3.7%
	Industrial Rate	54	100,155,000	103,335,000	3,180,000	3.2%
	Vacant Land	241	162,812,000	162,477,000	- 335,000	-0.2%
	Culture & Rec	3	3,960,000	3,920,000	- 40,000	-1.0%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Mixed Use Rate	18	17,370,000	16,290,000	- 1,080,000	-6.2%
LARA	Total	6,823	3,978,702,800	3,937,267,001	- 41,435,799	-1.0%
LEOPOLD	Residential Rates	5,138	2,610,135,000	2,676,080,000	65,945,000	2.5%
	Farm Rate	37	67,730,000	66,410,000	- 1,320,000	-1.9%
	Commercial Rate	148	161,144,800	173,697,001	12,552,201	7.8%
	Vacant Land	89	53,980,000	53,295,000	- 685,000	-1.3%
	Culture & Rec	2	2,015,000	1,650,000	- 365,000	-18.1%
	Mixed Use Rate	2	4,640,000	4,640,000	-	0.0%
LEOPOLD	Total	5,416	2,899,644,800	2,975,772,001	76,127,201	2.6%
LITTLE RIVER	Residential Rates	174	164,280,000	153,445,000	- 10,835,000	-6.6%
	Farm Rate	49	94,240,000	94,990,000	750,000	0.8%
	Commercial Rate	7	19,127,900	19,840,000	712,100	3.7%
	Industrial Rate	5	26,713,000	27,120,000	407,000	1.5%
	Vacant Land	38	39,505,000	39,390,000	- 115,000	-0.3%
	Mixed Use Rate	3	2,850,000	2,690,000	- 160,000	-5.6%
LITTLE RIVER	Total	276	346,715,900	337,475,000	- 9,240,900	-2.7%
LOVELY BANKS	Residential Rates	892	572,465,000	586,620,000	14,155,000	2.5%
	Farm Rate	36	234,190,000	238,470,000	4,280,000	1.8%
	Commercial Rate	22	25,515,700	25,398,000	- 117,700	-0.5%
	Industrial Rate	1	1,100,000	1,100,000	-	0.0%
	Vacant Land	84	57,060,000	58,130,000	1,070,000	1.9%
	Mixed Use Rate	1	890,000	890,000	-	0.0%
LOVELY BANKS	Total	1,036	891,220,700	910,608,000	19,387,300	2.2%
MANIFOLD HEIGHTS	Residential Rates	1,185	738,310,000	739,330,000	1,020,000	0.1%
	Commercial Rate	38	25,168,800	27,124,000	1,955,200	7.8%
	Industrial Rate	1	620,000	620,000	-	0.0%
	Vacant Land	10	5,720,000	5,720,000	-	0.0%
	Mixed Use Rate	2	1,270,000	1,220,000	- 50,000	-3.9%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
MANIFOLD HEIGHTS	Total	1,236	771,088,800	774,014,000	2,925,200	0.4%
MANNERIM	Residential Rates	18	16,305,000	15,625,000	- 680,000	-4.2%
	Farm Rate	42	70,345,000	74,625,000	4,280,000	6.1%
	Commercial Rate	2	710,000	650,000	- 60,000	-8.5%
	Vacant Land	6	7,840,000	9,400,000	1,560,000	19.9%
MANNERIM	Total	68	95,200,000	100,300,000	5,100,000	5.4%
MARCUS HILL	Residential Rates	40	38,105,000	36,550,000	- 1,555,000	-4.1%
	Farm Rate	30	53,670,000	55,480,000	1,810,000	3.4%
	Commercial Rate	6	5,315,000	5,585,000	270,000	5.1%
	Vacant Land	1	720,000	720,000	-	0.0%
	Mixed Use Rate	1	85,000	85,000	-	0.0%
MARCUS HILL	Total	78	97,895,000	98,420,000	525,000	0.5%
MARSHALL	Residential Rates	997	411,970,000	431,430,000	19,460,000	4.7%
	Farm Rate	2	4,560,000	5,140,000	580,000	12.7%
	Commercial Rate	3	1,570,000	1,580,000	10,000	0.6%
	Vacant Land	13	11,947,000	14,847,000	2,900,000	24.3%
	Mixed Use Rate	2	2,800,000	3,320,000	520,000	18.6%
MARSHALL	Total	1,017	432,847,000	456,317,000	23,470,000	5.4%
MOOLAP	Residential Rates	665	451,213,000	429,931,000	- 21,282,000	-4.7%
	Farm Rate	37	41,260,000	39,600,000	- 1,660,000	-4.0%
	Commercial Rate	107	91,456,400	93,685,000	2,228,600	2.4%
	Industrial Rate	356	244,325,001	236,585,001	- 7,740,000	-3.2%
	Vacant Land	83	36,285,000	38,230,000	1,945,000	5.4%
	Mixed Use Rate	9	6,335,000	5,620,000	- 715,000	-11.3%
MOOLAP	Total	1,257	870,874,401	843,651,001	- 27,223,400	-3.1%
MOORABOOL	Residential Rates	21	16,990,000	17,040,000	50,000	0.3%
	Farm Rate	30	59,595,000	60,240,000	645,000	1.1%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Commercial Rate	1	185,000	185,000	-	0.0%
	Industrial Rate	1	1,300,000	1,300,000	-	0.0%
	Vacant Land	4	2,470,000	2,500,000	30,000	1.2%
MOORABOOL	Total	57	80,540,000	81,265,000	725,000	0.9%
MOUNT DUNEED	Residential Rates	1,407	814,785,000	810,235,000	- 4,550,000	-0.6%
	Farm Rate	23	61,970,000	55,290,000	- 6,680,000	-10.8%
	Commercial Rate	26	15,378,500	15,950,000	571,500	3.7%
	Vacant Land	239	119,305,000	122,655,000	3,350,000	2.8%
	Culture & Rec	1	1,060,000	820,000	- 240,000	-22.6%
	Mixed Use Rate	1	3,140,000	3,120,000	- 20,000	-0.6%
MOUNT DUNEED	Total	1,697	1,015,638,500	1,008,070,000	- 7,568,500	-0.7%
NEWCOMB	Residential Rates	2,347	941,270,000	932,325,000	- 8,945,000	-1.0%
	Commercial Rate	115	118,764,800	123,698,000	4,933,200	4.2%
	Industrial Rate	21	12,270,000	11,745,000	- 525,000	-4.3%
	Vacant Land	18	7,180,000	6,975,000	- 205,000	-2.9%
	Mixed Use Rate	3	1,510,000	1,520,000	10,000	0.7%
NEWCOMB	Total	2,504	1,080,994,800	1,076,263,000	- 4,731,800	-0.4%
NEWTOWN	Residential Rates	4,517	3,549,889,000	3,557,330,000	7,441,000	0.2%
	Commercial Rate	316	276,638,300	301,354,000	24,715,700	8.9%
	Industrial Rate	109	80,840,000	88,340,000	7,500,000	9.3%
	Vacant Land	93	63,713,000	62,995,000	- 718,000	-1.1%
	Culture & Rec	1	3,560,000	3,560,000	-	0.0%
	Mixed Use Rate	10	6,620,000	7,460,000	840,000	12.7%
NEWTOWN	Total	5,046	3,981,260,300	4,021,039,000	39,778,700	1.0%
NORLANE	Residential Rates	4,280	1,312,160,000	1,310,710,000	- 1,450,000	-0.1%
	Commercial Rate	128	112,427,000	114,707,000	2,280,000	2.0%
	Industrial Rate	61	73,760,000	82,125,000	8,365,000	11.3%
	Vacant Land	63	22,550,000	24,245,000	1,695,000	7.5%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Culture & Rec	1	1,480,000	1,480,000	-	0.0%
	Mixed Use Rate	2	410,000	450,000	40,000	9.8%
NORLANE	Total	4,535	1,522,787,000	1,533,717,000	10,930,000	0.7%
NORTH GEELONG	Residential Rates	1,289	555,105,000	559,210,000	4,105,000	0.7%
	Commercial Rate	153	156,657,700	167,533,000	10,875,300	6.9%
	Industrial Rate	502	365,243,000	440,145,000	74,902,000	20.5%
	Vacant Land	66	36,265,000	36,155,000	- 110,000	-0.3%
	Culture & Rec	2	3,890,000	3,895,000	5,000	0.1%
	Mixed Use Rate	7	3,430,000	3,700,000	270,000	7.9%
NORTH GEELONG	Total	2,019	1,120,590,700	1,210,638,000	90,047,300	8.0%
NORTH SHORE	Residential Rates	190	96,005,000	98,350,000	2,345,000	2.4%
	Commercial Rate	8	6,526,000	7,235,000	709,000	10.9%
	Industrial Rate	144	138,055,500	149,007,000	10,951,500	7.9%
	Vacant Land	25	14,017,800	14,790,000	772,200	5.5%
	Mixed Use Rate	1	300,000	320,000	20,000	6.7%
NORTH SHORE	Total	368	254,904,300	269,702,000	14,797,700	5.8%
OCEAN GROVE	Residential Rates	8,073	5,640,570,000	5,705,670,000	65,100,000	1.2%
	Farm Rate	3	12,650,000	12,780,000	130,000	1.0%
	Commercial Rate	325	273,828,400	272,037,004	- 1,791,396	-0.7%
	Industrial Rate	82	49,435,000	47,360,000	- 2,075,000	-4.2%
	Vacant Land	451	294,345,000	299,365,000	5,020,000	1.7%
	Culture & Rec	2	5,218,900	5,286,000	67,100	1.3%
	Mixed Use Rate	43	33,040,000	34,470,000	1,430,000	4.3%
OCEAN GROVE	Total	8,979	6,309,087,300	6,376,968,004	67,880,704	1.1%
POINT LONSDALE	Residential Rates	734	566,555,000	586,875,000	20,320,000	3.6%
	The Point - Residential Land	189	133,410,000	137,010,000	3,600,000	2.7%
	Farm Rate	12	14,225,000	14,220,000	- 5,000	0.0%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Commercial Rate	7	1,264,500	1,278,000	13,500	1.1%
	The Point - Commercial Land	3	8,631,500	8,632,000	500	0.0%
	Industrial Rate	1	1,740,000	1,740,000	-	0.0%
	Vacant Land	76	44,527,800	45,965,000	1,437,200	3.2%
	The Point - Vacant Land	34	29,550,000	31,400,000	1,850,000	6.3%
	Culture & Rec	2	2,999,200	3,150,000	150,800	5.0%
POINT LONSDALE	Total	1,058	802,903,000	830,270,000	27,367,000	3.4%
POINT WILSON	Farm Rate	4	8,480,000	8,800,000	320,000	3.8%
	Commercial Rate	1	290,000	290,000	-	0.0%
	Industrial Rate	1	43,540,000	43,540,000	-	0.0%
	Vacant Land	1	6,300,000	6,300,000	-	0.0%
POINT WILSON	Total	7	58,610,000	58,930,000	320,000	0.5%
PORTARLINGTON	Residential Rates	2,958	1,789,432,000	1,777,200,000	- 12,232,000	-0.7%
	Farm Rate	33	57,130,000	47,790,000	- 9,340,000	-16.3%
	Commercial Rate	59	59,399,400	60,031,000	631,600	1.1%
	Industrial Rate	17	7,990,000	9,400,000	1,410,000	17.6%
	Vacant Land	362	145,525,000	141,740,000	- 3,785,000	-2.6%
	Culture & Rec	3	5,956,200	5,976,000	19,800	0.3%
	Mixed Use Rate	22	16,490,000	16,110,000	- 380,000	-2.3%
PORTARLINGTON	Total	3,454	2,081,922,600	2,058,247,000	- 23,675,600	-1.1%
RIPPLESIDE	Residential Rates	443	339,650,000	357,900,000	18,250,000	5.4%
	Commercial Rate	30	18,402,000	20,748,000	2,346,000	12.7%
	Vacant Land	8	9,630,000	9,920,000	290,000	3.0%
	Mixed Use Rate	1	770,000	830,000	60,000	7.8%
RIPPLESIDE	Total	482	368,452,000	389,398,000	20,946,000	5.7%
SOUTH GEELONG	Residential Rates	485	260,485,000	272,375,000	11,890,000	4.6%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Commercial Rate	153	182,132,800	191,901,000	9,768,200	5.4%
	Industrial Rate	263	194,262,000	226,155,000	31,893,000	16.4%
	Vacant Land	37	21,040,000	21,240,000	200,000	1.0%
	Culture & Rec	6	29,295,000	29,295,000	-	0.0%
	Mixed Use Rate	3	1,590,000	1,680,000	90,000	5.7%
SOUTH GEELONG	Total	947	688,804,800	742,646,000	53,841,200	7.8%
ST ALBANS PARK	Residential Rates	2,149	868,435,000	870,390,000	1,955,000	0.2%
	Farm Rate	4	5,240,000	4,520,000	- 720,000	-13.7%
	Commercial Rate	13	20,564,000	20,069,000	- 495,000	-2.4%
	Vacant Land	19	6,485,000	6,300,000	- 185,000	-2.9%
	Culture & Rec	1	790,000	640,000	- 150,000	-19.0%
ST ALBANS PARK	Total	2,186	901,514,000	901,919,000	405,000	0.0%
ST LEONARDS	Residential Rates	2,659	1,461,715,000	1,462,040,000	325,000	0.0%
	Farm Rate	29	59,260,000	49,680,000	- 9,580,000	-16.2%
	Commercial Rate	40	22,837,600	24,274,000	1,436,400	6.3%
	Industrial Rate	1	60,000	75,000	15,000	25.0%
	Vacant Land	693	206,922,500	198,115,000	- 8,807,500	-4.3%
	Culture & Rec	2	1,830,000	1,871,000	41,000	2.2%
	Mixed Use Rate	5	2,920,000	2,980,000	60,000	2.1%
ST LEONARDS	Total	3,429	1,755,545,100	1,739,035,000	- 16,510,100	-0.9%
STAUGHTON VALE	Residential Rates	29	18,920,000	19,310,000	390,000	2.1%
	Farm Rate	8	6,820,000	7,040,000	220,000	3.2%
	Commercial Rate	1	1,220,000	1,220,000	-	0.0%
	Vacant Land	4	1,785,000	1,960,000	175,000	9.8%
STAUGHTON VALE	Total	42	28,745,000	29,530,000	785,000	2.7%
SWAN BAY	Residential Rates	14	17,310,000	18,780,000	1,470,000	8.5%
	Farm Rate	13	25,040,000	29,040,000	4,000,000	16.0%
	Commercial Rate	3	4,729,000	5,629,000	900,000	19.0%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Vacant Land	3	2,110,000	2,360,000	250,000	11.8%
	Mixed Use Rate	1	870,000	1,220,000	350,000	40.2%
SWAN BAY	Total	34	50,059,000	57,029,000	6,970,000	13.9%
THOMSON	Residential Rates	922	329,375,000	334,965,000	5,590,000	1.7%
	Commercial Rate	18	4,920,000	5,040,000	120,000	2.4%
	Vacant Land	4	1,370,000	1,370,000	-	0.0%
	Mixed Use Rate	1	310,000	310,000	-	0.0%
THOMSON	Total	945	335,975,000	341,685,000	5,710,000	1.7%
WALLINGTON	Residential Rates	433	492,595,000	491,775,000	- 820,000	-0.2%
	Farm Rate	41	63,255,000	66,250,000	2,995,000	4.7%
	Commercial Rate	22	32,076,000	32,786,000	710,000	2.2%
	Vacant Land	16	13,297,000	13,943,000	646,000	4.9%
	Mixed Use Rate	5	6,380,000	6,450,000	70,000	1.1%
WALLINGTON	Total	517	607,603,000	611,204,000	3,601,000	0.6%
WANDANA HEIGHTS	Residential Rates	738	521,970,000	537,715,000	15,745,000	3.0%
	Commercial Rate	9	2,095,000	2,342,000	247,000	11.8%
	Vacant Land	82	34,485,000	37,855,000	3,370,000	9.8%
WANDANA HEIGHTS	Total	829	558,550,000	577,912,000	19,362,000	3.5%
WAURN PONDS	Residential Rates	1,400	862,640,000	881,900,000	19,260,000	2.2%
	Farm Rate	19	35,350,000	37,560,000	2,210,000	6.3%
	Commercial Rate	73	144,446,100	145,091,000	644,900	0.4%
	Industrial Rate	2	10,220,000	10,140,000	- 80,000	-0.8%
	Vacant Land	29	17,920,000	17,460,000	- 460,000	-2.6%
	Mixed Use Rate	3	2,540,000	2,400,000	- 140,000	-5.5%
WAURN PONDS	Total	1,526	1,073,116,100	1,094,551,000	21,434,900	2.0%
WHITTINGTON	Residential Rates	1,875	595,715,000	608,240,000	12,525,000	2.1%
	Commercial Rate	12	11,955,000	12,405,000	450,000	3.8%

Suburb	Rate Type	Number of Properties	2019 Level CIV	2020 Level CIV	Movement \$	Movement %
	Vacant Land	5	955,000	1,000,000	45,000	4.7%
WHITTINGTON	Total	1,892	608,625,000	621,645,000	13,020,000	2.1%
Grand Total		129,005	75,273,749,201	76,267,245,778	993,496,577	1.3%

THE CITY OF
GREATER GEE LONG

COUNCIL RATES COUNCIL POLICY

VERSION: 13

Approval Date: 30 June 2020

Approved by: Council

Review Date: 1 June 2021

Responsible Officer: Director Customer &
Corporate Services

Authorising Officer: Chief Executive Officer

Contents

<u>Introduction</u>	1
<u>Purpose</u>	1
<u>Scope</u>	1
<u>Definitions</u>	2
<u>Policy</u>	8
<u>Implementation</u>	11
<u>Monitoring and reporting</u>	11
<u>Advice and assistance</u>	11
<u>Records</u>	11
<u>Review</u>	11
<u>References</u>	12

Introduction

PURPOSE

The purpose of this policy is to ensure that the organisation has a sound basis on which to develop the various charging features when determining its revenue strategies and ensure consistency with provisions of the *Local Government Act 1989 (LGA)*

SCOPE

This policy applies to the City when considering and determining the annual budget or special rates and charges throughout the financial year.

Council officers must consider the application of this policy when:

preparing revenue models or raising charges; or

dealing with any proposed or existing commercial enterprises.

Definitions

This section defines the key terms used in this policy.

USE & LEVEL OF DIFFERENTIAL RATE

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council and set at a level which Council considers necessary to achieve the identified objectives.

GEOGRAPHIC LOCATION

Wherever located within the municipal district, except those differentials which are described below as including a geographic restriction.

USE OF LAND

Wherever located within the municipal district, except those differentials which are described below as including a geographic restriction.

PLANNING SCHEME ZONING

The zoning applicable to each piece of rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

TYPES OF BUILDINGS

All buildings which are now constructed on the land or which are constructed prior to 30 June 2021.

VACANT LAND

No building must be located on the land or constructed prior to 30 June 2021 except for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.

DIFFERENTIAL CHARACTERISTICS & RATING OBJECTIVES

No building must be located on the land or constructed prior to 30 June 2021 except for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.

Residential Land - means any land:

- i. that is used exclusively for residential purposes; or
- ii. on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services; and
- provision of general support services

Vacant Land - means any land:

- i. that does not have the characteristics of Farm Land; and

- ii. on which no building is erected, save for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services; and
 - c) provision of general support services.
- ii. To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong.
- iii. To discourage untimely and unnecessary divisions of land.

These objectives will be met by setting the Vacant Land differential at 143.1% of the Residential Land differential.

Commercial Land – means any land that:

- i. does not have the characteristics of:
 - a) Farm Land; or
 - b) Industrial Land; and
 - c) Petroleum Production Land.
- ii. is used predominantly for the sale of goods or services or other commercial purposes; or
- iii. on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Point – Residential Land - means any land that:

- i. is used exclusively for residential purposes; or
- ii. on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme; and
forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS 722215C, PS 722214E, PS 743877, PS 816893, PS 743876, PS 743878, PS 822924, PS 822922, PS 822918, PS 816907, 822928 and 832773.

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services;
 - c) provision of general support services; and
 - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial

contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.

The Point – Vacant Land - means any land:

- i. that does not have the characteristics of Farm Land; and
- ii. on which no building is erected save for any small uninhabitable storage shed or shelter, the size of which does not exceed 5% of the total land area; and
- iii. forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS 722215C, PS 722214E, PS 743877, PS 816893, PS 743876, PS 743878, PS 822924, PS 822922, PS 822918, PS 816907, 822928 and 832773.

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City, generally including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services;
 - c) provision of general support services; and
 - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.
- iii. To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong and, more specifically, to the Point Land.
- iv. To discourage untimely and unnecessary divisions of land.

The Point – Commercial Land - means any land that:

- i. does not have the characteristics of:
 - a) Farm Land; or
 - b) Industrial Land; and
- ii. is used predominantly for the sale of goods or services, or other commercial purposes; or
- iii. on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme; and
- iv. forms part of the land formerly described in Certificate of Title Volume 09901 Folio 324 and also described as Lot B PS 635643, PS 640648Y, PS 722221H, PS 722220K, PS 743868K, PS 732908M, PS 638301D, PS 635642R, PS 722215C, PS 722214E, PS 743877, PS 816893, PS 743876, PS 743878, PS 822924, PS 822922, PS 822918, PS 816907, 822928 and 832773.

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to cost of carrying out the functions of the City, generally including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services;
 - c) provision of general support services; and
 - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to the City of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, to ensure that an equitable and efficient

financial contribution to the cost of the City's management responsibilities will be made by the ratepayers in respect of that land.

Industrial Land – means any land that:

- i. does not have the characteristics of:
 - a) Vacant Land; or
 - b) Commercial Land; and
 - c) Petroleum Production Land.
- ii. is used predominantly for industrial purposes, which includes manufacturing, repairing, servicing, processing and reprocessing or warehousing.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Mixed Use Land – means any land that:

- i. has the characteristics of Residential Land combined with the characteristics of Commercial Land or Industrial Land; and
- ii. is used partly for residential purposes and partly for commercial and/or industrial purposes.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Farm Land – means any land which:

- i. is not less than 2 hectares in area; and
- ii. is used predominantly for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; or
- iii. satisfies the criteria for municipal purpose benefit for large holdings to the extent that it is, for example, land that is predominantly used and maintained for heritage, cultural or environmental purposes, or land that is held as natural bushland under a trust for nature covenant, or land that is held under some other type of similar formal undertaking.

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the *Valuation of Land Act* 1960 for the same purpose, being a business that:

- a) has a significant and substantial commercial purpose or character; and
- b) seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- c) is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services; and
 - c) provision of general support services.

- ii. To encourage and support the business of primary production and, where appropriate, expand the business of primary production.

These objectives will be met by setting the Farm Land differential at 61.1% of the Residential Land differential and by the provision of a farm rebate under section 169 of the LGA.

Petroleum Production Land – means any land that is:

- i. used primarily for the production or conveyance of petroleum and/or petroleum by-products; and
- ii. described as all that land generally bounded more or less by Princes Highway, Shell Parade, Corio Bay Foreshore, Wharf Road, Station Road and neighbouring land.

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Petroleum Production Land differential is set at the Industrial Land rate differential from 2017-18.

Cultural & Recreational Land – means any land that:

- i. has the characteristics of 'recreational lands' as defined by the *Cultural and Recreational Lands Act* 1963; and
- ii. the following organisations will be reviewed to confirm eligibility based on land use definition :

Assessment	Ratepayer	Property Address
2315	Bareena Bowling Club Incorporated	89 Noble Street, NEWTOWN VIC 3220
75017	Bell Park Sports Club	10 Lynnburn Road, BATESFORD VIC 3213
18010	Barwon Rowing Club Inc.	2 Barwon Terrace, SOUTH GEELONG VIC 3220
18011	Geelong College Rowing Club	4 Barwon Terrace, SOUTH GEELONG VIC 3220
18012	Geelong Church of England Grammar School	6 Barwon Terrace, SOUTH GEELONG VIC 3220
18014	Geelong Rowing Association	8 Barwon Terrace, SOUTH GEELONG VIC 3220
18015	Corio Bay Rowing Club	10 Barwon Terrace, SOUTH GEELONG VIC 3220
18932	Geelong Race Course Trustees	99 Breakwater Road, BREAKWATER VIC 3219
19004	Royal Geelong Agricultural & Pastoral Society	79 Breakwater Road, BREAKWATER VIC 3219
14860	Royal Geelong Yacht Club	25 Eastern Beach Road, GEELONG VIC 3220
18125	Geelong Eastern Park Bowling Club Inc.	51-55 Garden Street, EAST GEELONG VIC 3219
12265	Geelong Football Club Limited	360 Moorabool Street, SOUTH GEELONG VIC 3220
14226	East Geelong Golf Club	401 Eastern Park Circuit, EAST GEELONG VIC 3219
17308	East Geelong Recreation Reserve Committee	137-139 McKillop Street, GEELONG VIC 3220
12466	Western Beach Boat Club Inc.	74-90 Western Foreshore Road, GEELONG VIC 3220
19948	Highton Bowling Club Inc.	204 Roslyn Road, HIGHTON VIC 3216
34824	Barwon Heads Golf Club Incorporated	1A Golf Links Road, BARWON HEADS VIC 3227
27814	Belmont Bowling Club Incorporated	16-36 Reynolds Road, BELMONT VIC 3216
28619	Geelong Lawn Tennis Club Incorporated	12-20 Sommers Street, BELMONT VIC 3216
28620	Geelong Bowls Club Incorporated	4-10 Sommers Street, BELMONT VIC 3216
41419	Geelong Pistol Club Inc.	70-80 Williams Road, MOUNT DUNEED VIC 3217
75364	Western District Car Club and Geelong Motor Sports Complex Inc.	55 Beach Road, AVALON VIC 3212
76277	Beckley Park Committee of Management Inc.	40 Broderick Road, CORIO VIC 3214
78578	Croatian Community Centre of Geelong (Inc.)	172 Cox Road, CORIO VIC 3214
81781	Australian Croatian Sporting Centre and North Geelong Warriors Soccer Club Inc.	15 Gibbons Road, LARA VIC 3212

Assessment	Ratepayer	Property Address
86079	Geelong Trailable Yacht Club Inc.	105 Mackey Street, NORTH GEELONG VIC 3215
51189	Clifton Springs Golf Club Inc.	62-88 Clear Water Drive, CLIFTON SPRINGS VIC
51336	Clifton Springs Bowling Club	39 Springs Street, CLIFTON SPRINGS VIC 3222
51643	Drysdale Bowling & Croquet Club Inc.	19-29 Collins Street, DRYSDALE VIC 3222
55682	Lonsdale Golf Club	PARENT - 28 Gill Road, POINT LONSDALE VIC 3225
56256	Portarlington Sailing Club	219 Point Richards Road, PORTARLINGTON VIC
56261	Portarlington Bowls Club Incorporated	2A Harding Street, PORTARLINGTON VIC 3223
56282	Indented Head Boat Club Inc.	326A The Esplanade, INDENTED HEAD VIC 3223
56284	Indented Head Yacht Club	326B The Esplanade, INDENTED HEAD VIC 3223
56302	St Leonards Yacht Club & Motor Squadron	1001 Lower Bluff Road, ST LEONARDS VIC 3223
59153	Portarlington Golf Club	92-160 Hood Road, PORTARLINGTON VIC 3223
60281	Leopold Sportsman's Club Inc.	131-139 Kensington Road, LEOPOLD VIC 3224
61065	Ocean Grove Bowling Club Incorporated	16-24 The Terrace, OCEAN GROVE VIC 3226
63059	St Leonards Bowling Club	1274 Murradoc Road, ST LEONARDS VIC 3223
71282	Ocean Grove Golf Club Incorporated	9 Guthridge Street, OCEAN GROVE VIC 3226
72825	Geelong Watersports Club Inc.	493-499 Wilsons Road, ST ALBANS PARK VIC 3219
103216	Lagoon Boat Club Inc.	200 Foreshore Road, CORIO VIC 3214
112395	Belrec Incorporated	68 Calvert Street, HAMLIN HEIGHTS VIC 3215
112396	North Shore Football & Netball Club Inc.	39 Rose Avenue, NORLANE VIC 3214
113283	Lara Sporting Club Incorporated	4 Mill Road, LARA VIC 3212
115653	Corio Bay Sailing Club	180 Foreshore Road, CORIO VIC 3214
806676	Norlane Bowling Club Incorporated	26-36 St Georges Road, CORIO VIC 3214
813371	Lara Bowling Club Inc.	10 Alkara Avenue, LARA VIC 3212
821417	Herne Hill Bowls Club Inc.	200 McCurdy Road, FYANSFORD VIC 3218
901556	Seabrae Boat Owners Club Inc.	302 Clifton Avenue, LEOPOLD VIC 3224
902805	Barwon Heads Bowling Club Inc.	18 Geelong Road East, BARWON HEADS VIC 3227
919267	Lonsdale Golf Club	69 Fellows Road, POINT LONSDALE VIC 3225
920726	City of Geelong Bowls Club Inc.	7-9 Ballarat Road, NORTH GEELONG VIC 3215

CITY

The City of Greater Geelong organisation, led by the CEO.

COUNCIL

The City of Greater Geelong Council comprised of elected councillors and led by the Mayor.

ELT

The Executive Leadership Team of the City, as constituted from time to time.

COUNCIL POLICY

Statement of Principles

The application of the rating strategy should be simple, efficient, and include a mechanism that contains principles of public benefit taxation.

While general rates are not a 'user pays' mechanism, elements of the rating strategy will embrace the 'user pays' principle where practicable. The City may consider the imposition of specific costs that may warrant the striking of new or higher differentials. The investigation of new differentials will be conducted as appropriate.

Rating must ensure that there is sufficient funding to meet the cost of providing and maintaining infrastructure, assets and services for the benefit of current and future communities.

The City of Greater Geelong applies a Capital Improved Valuation (CIV) method to all properties within the municipality to consider the full development value of the property. This method is applied irrespective of whether the property is subject to rates or exempt under legislation. The City recognises that people with higher value properties generally have higher wealth and a greater ability to meet the provision of council services.

Rating, through the application of higher differentials, recognises the ability of some ratepayers to obtain concessions from the tax deductibility of council rates and provides for a series of differential rates. This considers low economic return to large landholdings, avoidance of distortions in the market or an ability to contribute above the standard charge.

Rating shall endeavour to promote and encourage economic development throughout the municipality.

The Farm Land differential is intended to recognise the benefits of large land holdings, open space and what has traditionally been a lesser demand upon council services per land area held. The City has used a combination of a differential rate and a rebate under section 169 of the LGA in order to maintain the status of farms as the lowest rated tariff group.

Vacant Land is rated at a higher rate in the dollar than Residential Land to encourage the development of the land and discourage future subdivisions ahead of market elements.

To promote equity in rating, where appropriate, an ex-gratia amount may be negotiated.

Rating Strategy

Parameters to be considered in developing Rating Strategy:

Rate Differentials (or "RateTypes"):

- Under section 161(1) of the LGA.
- The City will apply differential rates to ensure there is flexibility in the rating model to enable rates to be raised at different levels.
- The City has considered its differential rates in the context of the range of revenue instruments available to it and has determined that differential rates are the most appropriate means of meeting the City's stated objectives.
- The investigation of introducing new differentials will proceed budget discussions.

Service Rates & Charges:

- Under section 162(1) of the LGA
- The City has service rates and charges to recover the full cost of the service from the user through an annual charge, e.g. the waste management / garbage charge is determined annually in accordance with cost and service.
- From 1 July 2016 a user pays system will be introduced for an additional bin service.

Special Rates & Charges:

- Under section 163(1) of the LGA
- The City has special rates and charges to defray the cost for the performance of a function that is of special benefit to any specific ratepayer group (refer Council Policy Special Rates & Charges).

Ex Gratia Rates

- The City has "Ex Gratia Rates" to gain contributions towards its operational costs from those property owners which are otherwise exempt from paying rates. It is the City's intent to align ex gratia contributions as close, or equivalent, to the applicable rate category for that property as possible, subject to particular circumstances.

Other Legislative Provisions (LGA)

- Section 157 of the LGA provides that the City of Greater Geelong may use the "Site Value", "Net Annual Value" or "Capital Improved Value" system of valuation. ("Capital Improved Valuation" is currently used by the City).
- Section 158 of the LGA requires Council to declare rates and charges by 31 August each year.
- Section 158A of the LGA requires rates and charges to be levied on each occupancy.
- Section 161(5) of the LGA requires that the highest differential must be no more than 4 times the lowest differential.

Incentives, Discounts and Rebates

- For 2020-21 the City do not grant rebates or concessions to assist the proper development in full or part unless a council resolution as per the LGA specifies the benefit to the community as a whole.
- The City offers support by way of sponsorships, grants and donations to specific groups as an alternative to rate rebates.
- The City administers the State Government funded pension rebate according to the eligibility criteria set by the State Government.
- Council declares a Farm Rebate to support the continuation of broad acre farming. The Farm Rebate is fixed at 15.6% of farm rates payable in respect of each assessment that is subject to the Farm Land differential.

Rates Waivers

- Rates Assistance will be reviewed annually as part of the budget process and published within Council's Rating Strategy. Ratepayers will be provided with a range of payment options. Applications for hardship will be considered in accordance with sections 170 and 171 of the LGA and as per Council's hardship policy.
- Council declares a waiver of general rates under section 171A of the LGA for the class of persons comprised of ratepayers in respect of assessments which are categorised as Residential Land or Farm Land where the valuation of the assessment has increased, between the 2019 valuation and the 2020 valuation, by 50% or more and that increase is purely attributable to market factors, not attributable, in whole or in part, to improvements made to the assessment by the owner (or occupier). The amount of the waiver is set at:
 - between 25% and 49.99% of the general rates payable for the 2019-20 financial year, increasing pro rata according to the valuation increase, for valuation increases between 50% and 59.99%; and

- 50% of the general rates payable for the 2020-21 financial year for valuation increases of 60% or more.
- The waiver is designed to mitigate the rates shock of a valuation increase.
- Council declares a Housing Support Waiver of 100% of general rates under section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which contain the following types of housing:
 - transitional, emergency or crisis housing;
 - housing for legatees or war widows, provided by the Geelong Legacy Club or provided by RSL; and
 - supported housing for disabled people.
- This waiver recognises that these properties provide for specific needs within the community.
- For 2020-21 financial year, Council declares a waiver of 100% of general rates under section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which are in private ownership within the inappropriate subdivision known as New Corio Estate. This rates assistance waiver recognises the financial burden associated with ownership of this land. Land within the New Corio Estate is zoned as farming land and the area has been determined to be an inappropriate subdivision due to the difficulty of providing utilities and drainage and due to its distance from other residential areas. The Minister for Environment & Climate Change has approved a native vegetation plan for this land in support of natural temperate grassland of the Victorian Volcanic Plains. The waiver recognises the ongoing encumbrances on the land that prevent owners from making any demands on Council services now and into the future.

Rate Review

- Rateable and non-rateable land shall be subject to regular review and audit.
- Rateable land is reviewed:
 - upon revaluation;
 - when building permits or subdivisions occur;
 - where a parcel of land may have more than one land use;
 - if the creation of a separate assessment on a parcel of land is required;
 - upon sale and transfer of land;
 - upon inspection by the City; and
 - upon application and inquiry by the ratepayer.
- Non-rateable land shall be reviewed bi-annually in respect to its continuing classification as non-rateable land.

Implementation of this Policy

MONITORING AND REPORTING

The policy will be reviewed and updated annually during budget development and endorsed by Council.

ADVICE AND ASSISTANCE

The Responsible Officer for this policy manages the provision of advice to the organisation regarding this policy.

A person who is uncertain how to comply with this policy should seek advice from this person or from their Manager.

RECORDS

The City must retain records associated with this policy and its implementation for at least the period shown below.

Record	Retention / Disposal Authority	Retention Period	Location
Adopted Budget	Chief Financial Officer	7 years	Corporate Records /EDRMS

REVIEW

The City should review and, if necessary, amend this policy within one year of the approval date.

References

Local Government Act 1989, Part 8 Rates & Charges on Rateable Land – in particular see section 161(1),
Ministerial Guidelines for Differential Rating
Council Hardship Policy.