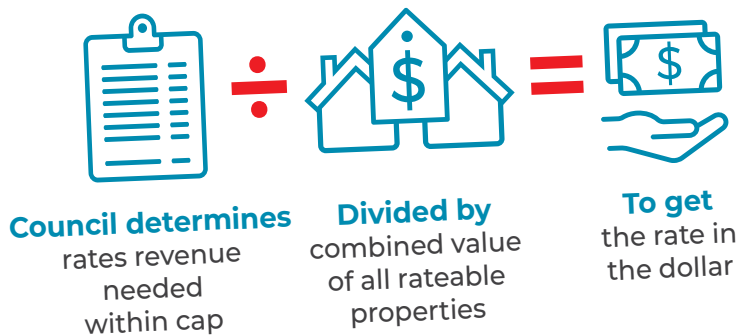# UNDERSTANDING YOUR RATES AND VALUATIONS

HOW ARE RATES CALCULATED?

They are calculated by multiplying your property's value, by Monash's total rates divided by the total value of all Monash properties.

TOTAL RATES FOR THE MUNICIPALITY **WHAT YOU PAY**

Council determines rates revenue needed within cap ÷ **Divided by** combined value of all rateable properties = **To get** the rate in the dollar > **To calculate** your rates for the year = **Multiply** the value of your property × **By** the rate in the dollar

Has Council applied the 1.75% rate cap for 2022/23?

Due to the State Government's rate cap, and the compounding impact no rate rise would have on the Council budget over many years, we are raising rate income by the allowed 1.75%.

AVERAGE RATE PER PROPERTY 2021/22

$1,576.35

PLUS STATE GOVERNMENTS RATE CAP 1.75% FOR 2022/23

$27.60

AVERAGE RATE AFTER CAP PER PROPERTY 2022/23

$1,603.95

FREQUENTLY ASKED QUESTIONS

My valuation has gone down, how come my rates bill has increased?

The valuations do not affect the amount of revenue Council collects from rates. The valuations are used to determine how the rate revenue is distributed across all ratepayers. It influences the share of the rate revenue pie.

More info: 📞 9518 3555

How are a property's rates calculated?

The formula for calculating the rates for an individual property is the property valuation multiplied by the rate in the dollar set by the Council.

For example for Residential, if the Capital Improved Value of a property is **$1,133,544**

and the Council rate in the dollar is set at **0.132475** cents

the rate bill would be **$1,501.65** ($1,133,544 x .00132475)

Your rate notice will provide specific details on how your rates are calculated.

What are differential rates?

Differential rates are where Councils set different rates in the dollar for different categories of rateable land. For example, various categories of residential property or commercial/industrial properties will each pay a higher or lower rate in the dollar. Council has two differential rates: 1 Residential classified properties and 2 Non-Residential classified properties.

How is a 'rate in the dollar' calculated?

For a Council using only a general rate (some use special rates for particular projects or needs), the rate in the dollar is calculated as in the following example:

A Council plans to raise total rate revenue of $135.429 million.

Residential
$135.429 million x 86% =
$116.469 million

Non-Residential (commercial/industrial)
$135.429 million x 14% =
$18.960 million

The total Capital Improved Value of all rateable properties in the municipality is:

Residential
$87.917 billion CIV
The rate in the dollar is calculated by dividing **$116.469 million** by **$87.917 billion** to obtain a rate in the dollar of **0.132 cents.**

Non-Residential (commercial/industrial)
$12.373 billion CIV
The rate in the dollar is calculated by dividing **$18.964 million** by **$12.373 billion** to obtain a rate in the dollar of **0.153 cents.**

Other information

The 2022 revaluation is the sole responsibility of the Valuer General Victoria. Council is granted permission to use the valuation for the purpose of distributing the rate revenue across all ratepayers. Valuations reflect the position at January 2022. The Valuer General is not adjusting valuations due to COVID-19.

Council Valuation inquiries: 📞 9518 3555
🌐 www.propertyandlandtitles.vic.gov.au/valuation/council-valuations/objecting-to-a-council-valuation

Land tax general rates (from 2022 land tax year) 🌐 www.sro.vic.gov.au/land-tax-current-rates

Total taxable value of land holdings	Land tax payable
< $300,000	Nil
$300,000 to < $600,000	$375 plus 0.2% of amount > $300,000
$600,000 to < $1,000,000	$975 plus 0.5% of amount > $600,000
$1,000,000 to < $1,800,000	$2,975 plus 0.8% of amount > $1,000,000
$1,800,000 to < $3,000,000	$9,375 plus 1.55% of amount > $1,800,000
$3,000,000 and over	$27,975 plus 2.55% of amount > $3,000,000

More info: 📞 13 21 61 🌐 www.sro.vic.gov.au/contactus

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