

7. Rates and Charges

This section presents information about rates and charges which the Act and the Regulations require to be disclosed in the Council's annual budget.

7. Rates and Charges

In developing the Strategic Resource Plan (referred to in Section 14), rates and charges were identified as an important source of revenue, accounting for 58% of the total revenue received by Council annually. Planning for future rate increases has therefore been an important component of the Strategic Resource Planning process. The State Government have introduced the Fair Go Rates System (FGRS) which sets out the maximum amount councils may increase rates in a year. For 2017/18 the FGRS cap has been set at 2.0%. The cap applies to both general rates and municipal charges and is calculated on the basis of Councils' average rates and municipal charges. The City does not levy a Municipal Charge.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the Greater Bendigo community.

In order to achieve Council's objectives while maintaining service levels and a strong capital expenditure program, the average general rate will increase by 2.0% in line with the rate cap. The Kerbside waste collection charge has increased by 2.0%. The recycling charge has increased by 2.0%. The Organic Waste collection annual charge of \$86 for 2016/17 however, was levied at \$71 to recognise the service did not operate for the full year, commencing in September 2016. The Organic Waste charge will increase by 2.0% on the annual charge of \$86 to \$87.70. This will raise total rates and charges for 2017/18 of \$110.6 million, including \$1.6 million generated from supplementary rates and charges. Differential rates for properties located within the Forest Edge Estate Maiden Gully have been introduced to recover the future cost of maintaining a fire buffer (after the completion of a 24 month maintenance period in which the property developer will pay the cost of maintaining the fire buffer, commencement date not yet determined) for the estate being vacant land, a residential and a commercial/industrial differential rate.

7.1 The proposed rate in the dollar to be levied under section 158 of the Act for each type or class of land compared with the previous financial year

Type or Class of Land	2016/17 cents/\$CIV	2017/18 cents/\$CIV
<u>Local Government Act 1989</u>		
General Rate	0.40424%	0.412320%
A differential rate for rateable Commercial/Industrial A properties	0.74784%	0.762796%
A differential rate for rateable Commercial/Industrial B properties	0.72760%	0.742150%
A differential rate for rateable Commercial/Industrial C properties	0.76799%	0.783349%
A differential rate for rateable Farm properties	0.34360%	0.350470%
A differential rate for rateable Vacant Land properties - Residential & Rural Residential	0.50528%	0.515380%
A differential rate for rateable Other Land properties	0.74784%	0.762796%
A differential rate for rateable Vacant Land properties - Forest Edge Estate Maiden Gully	0.50528%	0.515380%
A differential rate for rateable Residential properties - Forest Edge Estate Maiden Gully	0.40424%	0.412320%
A differential rate for rateable Commercial/Industrial properties - Forest Edge Estate Maiden Gully	0.74784%	0.762796%
<u>Cultural and Recreational Lands Act 1963</u>		
Rate concession for rateable CRLA properties Class 1	0.20212%	0.206160%
Rate concession for rateable CRLA properties Class 2	0.10104%	0.103060%
Rate concession for rateable CRLA properties Class 3	0.040424%	0.041232%
Rate concession for rateable CRLA properties Class 4	\$388.00	\$395.00
Rate concession for rateable CRLA properties Class 5	\$509.00	\$519.00

7.2 The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year

Type or Class of Land	2016/17 \$	2017/18 \$
General Rate	63,766,711	66,167,879
Commercial/Industrial	19,054,220	19,642,799
Farm Rate	2,375,299	2,425,550
Vacant - Residential & Rural Residential	4,204,185	4,374,146
Cultural and Recreational	49,343	50,083
Rating agreements	48,857	49,880
Forest Edge Estate Maiden Gully	57,531	58,681
Total amount to be raised by general rates	89,556,146	92,769,018

7.3 The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year

Type or Class of Land	2016/17	2017/18
General Rate	47,315	47,921
Commercial/Industrial A	2,303	2,356
Commercial/Industrial B	284	251
Commercial/Industrial C	1,116	1,116
Farm Rate	1,162	1,149
Vacant Land - Residential & Rural Residential	4,005	4,008
Cultural and Recreational Class 1	5	5
Cultural and Recreational Class 2	9	9
Cultural and Recreational Class 3	7	7
Cultural and Recreational Class 4	18	17
Cultural and Recreational Class 5	19	19
Rating Agreements	146	146
Vacant Land - Forest Edge Estate Maiden Gully	1	1
Total number of assessments	56,390	57,005

7.4 The basis of valuation to be used is the Capital Improved Value (CIV)

7.5 The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year

Type or Class of Land	2016/17 \$'000	2017/18 \$'000
General Rate	15,774,756	16,047,987
Commercial/Industrial A	1,467,138	1,500,538
Commercial/Industrial B	103,594	96,945
Commercial/Industrial C	954,272	954,539
Farm Rate	691,306	692,094
Vacant - Rural & Rural Residential	832,070	848,742
Cultural and Recreational and Rating Agreements	81,209	64,396
Vacant - Forest Edge Estate Maiden Gully	11,386	11,386
Total value of land	19,915,731	20,216,627

7.6 The rate or unit amount to be levied for each type of service rate or charge under section 162 of the Act compared with the previous financial year

Type of Charge	Per Rateable Property 2016/17 \$	Per Rateable Property 2017/18 \$
Kerbside garbage collection - 120/140 Litre bin (property located within Organic Waste collection area)	123.00	125.45
Kerbside garbage collection - 240 Litre bin (property located within Organic Waste Collection area)	226.00	230.50
Kerbside garbage collection - 120/140 Litre bin (property located outside Organic Waste collection area)	142.00	144.80
Kerbside garbage collection - 240 Litre bin (property located outside Organic Waste Collection area)	245.00	249.90
Recycling bin	66.50	67.80
Recycling bin collection in excess of one bin (per additional bin)	46.00	46.00
Organics bin (Pro Rata charge for 10 months collection in 2016/17 year was \$71.00)	86.00	87.70
Organics bin collection in excess of one bin (per additional bin)	46.00	46.00
Garbage Collection and Disposal - Commercial/Industrial Properties as specified in Council's Garbage and Recycling Charge Policy		
Kerbside collection - Commercial Properties - 120/140 Litre bin*	156.20	159.30
Kerbside collection - Commercial Properties - 240 Litre bin*	269.50	274.90
Garbage Collection and Disposal in Specific Commercial Areas as specified in Council's Garbage and Recycling Charge Policy		
Kerbside collection - 1 day per week*	269.50	274.90
Kerbside collection - 2 days per week*	539.00	549.80
Kerbside collection - 3 days per week*	808.50	824.70
Kerbside collection - 5 days per week*	1,347.50	1,374.50
Kerbside collection - 7 days per week*	1,886.50	1,924.30

7.7 The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year

Type of Charge	2016/17 \$	2017/18 \$
Kerbside garbage collection - 120/140 Litre bin (property located in Organic Waste collection area)	3,185,085	3,305,733
Kerbside garbage collection - 240 Litre bin (property located in Organic Waste collection area)	3,342,314	3,434,450
Kerbside garbage collection - 120/140 Litre bin (property located outside Organic Waste collection area)	644,680	663,474
Kerbside garbage collection - 240 Litre bin (property located outside Organic Waste collection area)	528,955	542,283
Recycling bin	3,247,626	3,358,835
Organics bin	2,651,766	3,343,897
Garbage Collection and Disposal - Commercial/Industrial Properties as specified in Council's Garbage and Recycling Charge Policy		
Kerbside collection - Commercial/Industrial properties - 120/140 litre bin*	84,660	95,249
Kerbside collection - Commercial Properties - 240 Litre bin*	784,514	801,854
Garbage Collection and Disposal in Specific Commercial Areas as specified in Council's Garbage and Recycling Charge Policy		
Kerbside collection - 1 day per week*	248,748	256,472
Kerbside collection - 2 days per week*	67,375	69,822
Kerbside collection - 3 days per week*	185,955	187,200
Kerbside collection - 5 days per week*	154,962	155,313
Kerbside collection - 7 days per week*	122,622	119,302
Total inclusive of GST	15,249,262	16,333,884
Less GST (*Amounts are GST inclusive)	(149,985)	(153,201)
Total	15,099,277	16,180,683

7.8 The estimated total amount to be raised by all rates and charges compared with the previous financial year

Type of Charge	2016/17 \$	2017/18 \$
General rates	89,556,146	92,769,018
Kerbside, recycling and organic waste collection	15,099,277	16,180,683
Rates and charges	104,655,423	108,949,701
Supplementary rates	1,600,000	1,600,000
Total	106,255,423	110,549,701

7.9 Any significant changes that may affect the estimated amounts to be raised by rates and charges

There are no known significant changes that may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2017/18: estimated \$1.60 million, 2016/17: \$1.60 million);
- The variation of returned levels of value (e.g. valuation appeals);
- Changes of use of land such that rateable land becomes non-rateable land and vice versa; and
- Changes of use of land such that residential land becomes business land and vice versa.
- The Organic Waste collection charge for 2016/17 was levied at \$71 to recognise the service did not operate for the full year, commencing in September 2016. The Organic Waste charge will increase by 2.0% on the annual charge of \$86 to \$87.70.

7.10 Rates

Rates to be levied

The rate and amount of rates payable in relation to land in each category of differential are:

- A general rate of 0.41232% (0.41232 cents in the dollar of CIV) for all rateable General Rate properties; and
- A differential rate of 0.762796% (0.762796 cents in the dollar of CIV) for all rateable Commercial/Industrial A properties.
- A differential rate of 0.74215% (0.74215 cents in the dollar of CIV) for all rateable Commercial/Industrial B properties.
- A differential rate of 0.783349% (0.783349 cents in the dollar of CIV) for all rateable Commercial/Industrial C properties.
- A differential rate of 0.35047% (0.35047 cents in the dollar of CIV) for all rateable Farm Rate properties.
- A differential rate of 0.51538% (0.51538 cents in the dollar of CIV) for all rateable non Commercial or non Industrial zoned vacant land properties.
- A differential rate of 0.51538% (0.51538 cents in the dollar of CIV) for all rateable Vacant Land - Forest Edge Estate Maiden Gully properties.
- A differential rate of 0.41232% (0.41232 cents in the dollar of CIV) for all rateable Residential - Forest Edge Estate Maiden Gully properties.
- A differential rate of 0.762796% (0.762796 cents in the dollar of CIV) for all rateable Commercial/Industrial - Forest Edge Estate Maiden Gully properties.
- A differential rate of 0.762796% (0.762796 cents in the dollar of CIV) for all rateable Other Land properties.
- A rating concession of 0.20616% (0.20616 cents in the dollar of CIV) for all rateable class 1 Cultural and Recreational properties.
- A rating concession of 0.10306% (0.10306 cents in the dollar of CIV) for all rateable class 2 Cultural and Recreational properties.
- A rating concession of 0.041232% (0.041232 cents in the dollar of CIV) for all rateable class 3 Cultural and Recreational properties.
- A rating concession of \$395.00 for all rateable class 4 Cultural and Recreational properties.
- A rating concession of \$519.00 for all rateable class 5 Cultural and Recreational properties.

Each differential rate (excepting class 4 and class 5 cultural and recreational properties) will be determined by multiplying the Capital Improved Value of each rateable land (categorised by the characteristics described below) by the relevant percentages indicated above.

Council considers that each differential rate will contribute to the equitable and efficient carrying out of council functions. Details of the objectives of each differential rate, the types of classes of land, which are subject to each differential rate and the uses of each differential rate, are set out below.

7.11 Rebates and Concessions

In accordance with the provisions of Section 169 of the Act, and in keeping with agreements that bind the Council, the City grants a concession to each owner (or, where applicable, occupier) of rateable land described below, in the amount authorised by any Agreement binding Council for:

Lords Raceway, 646-650 Mclvor Highway, Junortoun, Victoria
Department of Human Services Aged Person's Units located at :
20 Mackenzie Street West, Golden Square, Victoria
15 Burrowes Street, Golden Square, Victoria
2 Jeffrey Street, Elmore, Victoria
3 Carpenter Street, Kangaroo Flat, Victoria
18 Camp Street, Kangaroo Flat, Victoria
159 Retreat Road, Spring Gully, Victoria
32 Castle Street, North Bendigo, Victoria
17-19 Kirkwood Road, Eaglehawk, Victoria
2 Virginia Street, Eaglehawk, Victoria
51 Bannister Street, North Bendigo, Victoria

In accordance with the provisions of Section 169 of the Act, the City grants a rebate to each owner (or, where applicable, occupier) of rateable land, upon successful application, that meets the criteria of the City of Greater Bendigo Bushcare Incentive (Rate Rebate) Program. The rebate is 100% of the rates calculated on the site value of the protected land as declared in the required Trust for Nature conservation covenant. A Trust for Nature conservation covenant provides the highest level of protection to land. The protection of private remnant native vegetation is a high priority recognised by all levels of government, as some of the highest value native vegetation is found on private property. The benefit to the community as a whole is to preserve privately owned natural bushland containing remnant native vegetation.

In accordance with the provisions of Section 169 of the Act, upon successful annual application that meets the criteria of a recreational hangar user, the City grants a 50% rate rebate to each occupier of rateable land upon which an aircraft hangar is erected at the Bendigo Airport.

7.12 Discount

In accordance with the provisions of Section 168 of the Act, the City will grant a discount of 1.5% of the 2017/2018 rates and charges (exclusive of any rebates and Victorian Government Fire Services Property Levy) should full payment (including any arrears) be made on or before Monday 2 October 2017.

7.13 General Rate

Having regard to the Rating Strategy carried out in 2011 and the Victorian Government's *Developing a Rating Strategy: A guide for Councils*, the objective of the General Rate is to efficiently and equitably impose a rate on rateable land within the municipal district (except rateable land which is Commercial/Industrial, Farm Land, Vacant Residential or Vacant Rural Residential Land, Other Land or properties located in the Forest Edge Estate Maiden Gully, which are subject to separate differential rates) to:

- a. Assist Council to meet its primary objective of endeavouring to achieve the best outcomes for the local community having regard to the long term and cumulative effects of Council's decisions (section 3C(1) of the Act);
- b. To raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district (in accordance with the facilitating objective in section 3C(2)(c) of the Act); and
- c. To ensure the equitable imposition of rates and charges (in accordance with the facilitating objective in section 3C(2)(f) of the Act).

General Rate Land is any land, which is not:

Commercial/Industrial Land A; Commercial/Industrial Land B; Commercial/Industrial Land C; Farm Land, Vacant Land - Residential and Rural Residential, Other Land, Vacant Land - Forest Edge Estate Maiden Gully, Residential Land - Forest Edge Estate Maiden Gully, Commercial/Industrial Land - Forest Edge Estate Maiden Gully;
and which is:

- Used primarily for residential purposes; or
- Less than 1500m² in area and used primarily for indoor cultural or recreational purposes by a body which applies its profits to promote its objects and otherwise prohibits the payment of a dividend or amount to its members; or
- Non commercial, non industrial or non farm land use occupancies on properties located in the Lake Eppalock environs which are leased from Goulburn-Murray Water.

The general rate will be used to fund some of those items of expenditure described in the Budget. The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

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

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017/18 Financial Year.

The geographic location of the land within this rate is wherever located within the municipal district (excluding the Forest Edge Estate Maiden Gully as depicted in Appendix D Annexure D - 3).

The use of the land within this rate, in the case of improved land, is any use permitted under the relevant Planning Scheme.

7.14 Commercial/Industrial Land A

Having regard to the Rating Strategy carried out in 2011 and the Victorian Government's *Developing a Rating Strategy: A guide for Councils*, the objective of the Commercial/Industrial Land A Differential Rate is to efficiently and equitably impose a differential rate on rateable land within the municipal district (except rateable land which is General Rate Land, Commercial/Industrial Land B, Commercial/Industrial Land C, Farm Land, Vacant Residential or Vacant Rural Residential Land, Other Land or properties located in the Forest Edge Estate Maiden Gully which are subject to separate differential rates) to:

- a. Assist Council to meet its primary objective of endeavouring to achieve the best outcomes for the local community having regard to the long term and cumulative effects of Council's decisions (section 3C(1) of the Act);
- b. To raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district (in accordance with the facilitating objective in section 3C(2)(c) of the Act); and
- c. To ensure the equitable imposition of rates and charges (in accordance with the facilitating objective in section 3C(2)(f) of the Act).

Commercial/Industrial Land A is any land, which is not:

General Rate Land; Commercial/Industrial Land B; Commercial/Industrial Land C; Farm Land, Vacant Land - Residential and Rural Residential, Other Land, Vacant Land - Forest Edge Estate Maiden Gully, Residential Land - Forest Edge Estate Maiden Gully, Commercial/Industrial Land - Forest Edge Estate Maiden Gully;

and which is land with planning permission for:

- Sale of goods or services; or
- Other commercial purposes; or
- Industrial purposes; or is

Unoccupied land zoned, used or able to be used primarily for commercial or industrial purposes, whether or not building/s are erected thereon;

and located in the area depicted in Appendix D Annexure D - 1 (excluding the Bendigo CBD as depicted in Appendix D annexure D - 2 and excluding the Forest Edge Estate Maiden Gully as depicted in Appendix D annexure D - 3).

The Commercial/Industrial A rate will be used to fund some of those items of expenditure described in the Budget. The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

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

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017/18 Financial Year.

The geographic location of the land within this differential rate is in the area depicted in Appendix D Annexure D - 1 (excluding the Bendigo CBD as depicted in Annexure D - 2 and excluding the Forest Edge Estate Maiden Gully as depicted in Annexure D - 3).

The use of the land within this differential rate, in the case of improved land, is any use permitted under the relevant Planning Scheme.

7.15 Commercial/Industrial Land B

Having regard to the Rating Strategy carried out in 2011 and the Victorian Government's *Developing a Rating Strategy: A guide for Councils*, the objective of the Commercial/Industrial Land B Differential Rate is to efficiently and equitably impose a differential rate on rateable land within the municipal district (except rateable land which is General Rate Land, Commercial/Industrial Land A, Commercial/Industrial Land C, Farm Land, Vacant Residential or Vacant Rural Residential Land, Other Land or properties located in the Forest Edge Estate Maiden Gully which are subject to separate differential rates) to:

- a. Assist Council to meet its primary objective of endeavouring to achieve the best outcomes for the local community having regard to the long term and cumulative effects of Council's decisions (section 3C(1) of the Act);
- b. To raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district (in accordance with the facilitating objective in section 3C(2)(c) of the Act); and
- c. To ensure the equitable imposition of rates and charges (in accordance with the facilitating objective in section 3C(2)(f) of the Act).

Commercial/Industrial Land B is any land, which is not:

General Rate Land; Commercial/Industrial Land A; Commercial/Industrial Land C; Farm Land, Vacant Land - Residential and Rural Residential, Other Land, Vacant Land - Forest Edge Estate Maiden Gully, Residential Land - Forest Edge Estate Maiden Gully, Commercial/Industrial Land - Forest Edge Estate Maiden Gully;

and which is land with planning permission for:

- Sale of goods or services; or
- Other commercial purposes; or
- Industrial purposes; or is

Unoccupied land zoned, used or able to be used primarily for commercial or industrial purposes, whether or not building/s are erected thereon;

and not located in the area depicted in Appendix D Annexures D - 1, D - 2 or D - 3.

The Commercial/Industrial B rate will be used to fund some of those items of expenditure described in the Budget. The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

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

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017/18 Financial Year.

The geographic location of the land within this differential rate is wherever located within the municipal district, not located within the area depicted in Appendix D, Annexures D - 1, D - 2 or D - 3.

The use of the land within this differential rate, in the case of improved land, is any use permitted under the relevant Planning Scheme.

7.16 Commercial/Industrial Land C

Having regard to the Rating Strategy carried out in 2011 and the Victorian Government's *Developing a Rating Strategy: A guide for Councils*, the objective of the Commercial/Industrial Land C Differential Rate is to efficiently and equitably impose a differential rate on rateable land within the municipal district (except rateable land which is General Rate Land, Commercial/Industrial Land A, Commercial/Industrial Land B, Farm Land, Vacant Residential or Vacant Rural Residential Land, Other Land or properties located in the Forest Edge Estate Maiden Gully which are subject to separate differential rates) to:

- a. Assist Council to meet its primary objective of endeavouring to achieve the best outcomes for the local community having regard to the long term and cumulative effects of Council's decisions (section 3C(1) of the Act);
- b. To raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district (in accordance with the facilitating objective in section 3C(2)(c) of the Act); and
- c. To ensure the equitable imposition of rates and charges (in accordance with the facilitating objective in section 3C(2)(f) of the Act).

Commercial/Industrial Land C is any land, which is not:

General Rate Land; Commercial/Industrial Land A; Commercial/Industrial Land B; Farm Land, Vacant Land - Residential and Rural Residential, Other Land, Vacant Land - Forest Edge Estate Maiden Gully, Residential Land - Forest Edge Estate Maiden Gully, Commercial/Industrial Land - Forest Edge Estate Maiden Gully;

and which is land with planning permission for:

- Sale of goods or services; or
- Other commercial purposes; or
- Industrial purposes; or is

Unoccupied land zoned, used or able to be used primarily for commercial or industrial purposes, whether or not building/s are erected thereon;

and located in the area depicted in Appendix D Annexure D - 2.

The Commercial/Industrial C rate will be used to fund some of those items of expenditure described in the Budget. The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

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

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017/18 Financial Year.

The geographic location of the land within this differential rate is in the area depicted in Appendix D Annexure D - 2.

The use of the land within this differential rate, in the case of improved land, is any use permitted under the relevant Planning Scheme.

7.17 Farm Land

Having regard to the Rating Strategy carried out in 2011 and the Victorian Government's *Developing a Rating Strategy: A guide for Councils*, the objective of the Farm Land Differential Rate is to efficiently and equitably impose a differential rate on rateable land within the municipal district (except rateable land which is General Rate Land, Commercial/Industrial Land, Vacant Residential or Vacant Rural Residential Land, Other Land or properties located in the Forest Edge Estate Maiden Gully which are subject to separate differential rates) to:

- a. Assist Council to meet its primary objective of endeavouring to achieve the best outcomes for the local community having regard to the long term and cumulative effects of Council's decisions (section 3C(1) of the Act);
- b. To raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district (in accordance with the facilitating objective in section 3C(2)(c) of the Act); and
- c. To ensure the equitable imposition of rates and charges (in accordance with the facilitating objective in section 3C(2)(f) of the Act).

Farm Land is any land, which is not:

General Rate Land; Commercial/Industrial Land A; Commercial/Industrial Land B; Commercial Industrial C, Vacant Land - Residential and Rural Residential, Other Land, Vacant Land - Forest Edge Estate Maiden Gully, Residential Land - Forest Edge Estate Maiden Gully, Commercial/Industrial Land - Forest Edge Estate Maiden Gully;

and which is "farm land" within the meaning of Section 2 (1) of the *Valuation of Land Act 1960*:

The farm rate will be used to fund some of those items of expenditure described in the Budget. The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

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

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017/18 Financial Year.

The geographic location of the land within this differential rate is wherever located within the municipal district.

The use of the land within this differential rate, in the case of improved land, is any use permitted under the relevant Planning Scheme.

7.18 Vacant Land - Residential and Rural Residential

Having regard to the Rating Strategy carried out in 2011 and the Victorian Government's *Developing a Rating Strategy: A guide for Councils*, the objective of the Vacant Land - Residential and Rural Residential Differential Rate is to efficiently and equitably impose a differential rate on rateable land within the municipal district (except rateable land which is General Rate Land, Commercial/Industrial Land, Farm Land, Other Land or properties located in the Forest Edge Estate Maiden Gully which are subject to separate differential rates) to:

- a. Assist Council to meet its primary objective of endeavouring to achieve the best outcomes for the local community having regard to the long term and cumulative effects of Council's decisions (section 3C(1) of the Act);
- b. To raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district (in accordance with the facilitating objective in section 3C(2)(c) of the Act); and
- c. To ensure the equitable imposition of rates and charges (in accordance with the facilitating objective in section 3C(2)(f) of the Act).

Vacant Land - Residential and Rural Residential is any land, which is not:

General Rate Land; Commercial/Industrial Land A; Commercial/Industrial Land B; Commercial/Industrial C, Farm Land, Other Land, Vacant Land - Forest Edge Estate Maiden Gully, Residential Land - Forest Edge Estate Maiden Gully, Commercial/Industrial Land - Forest Edge Estate Maiden Gully;

and which is land on which no dwelling is erected.

The Vacant Land - Residential and Rural Residential rate will be used to fund some of those items of expenditure described in the Budget. The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

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

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017/18 Financial Year.

The geographic location of the land within this differential rate is wherever located within the municipal district.

The use of the land within this differential rate, in the case of improved land, is any use permitted under the relevant Planning Scheme.

7.19 Vacant Land - Forest Edge Estate Maiden Gully

Having regard to the Rating Strategy carried out in 2011 and the Victorian Government's *Developing a Rating Strategy: A guide for Councils*, the objective of the Vacant Land - Forest Edge Estate Maiden Gully Differential Rate is to efficiently and equitably impose a differential rate on rateable land within the municipal district (except rateable land which is General Rate Land, Commercial/Industrial Land, Farm Land, Vacant Residential or Vacant Rural Residential Land, Other Land, Residential Land - Forest Edge Estate Maiden Gully or Commercial/Industrial Land - Forest Edge Estate Maiden Gully which are subject to separate differential rates) to:

- a. Assist Council to meet its primary objective of endeavouring to achieve the best outcomes for the local community having regard to the long term and cumulative effects of Council's decisions (section 3C(1) of the Act);
- b. To raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district (in accordance with the facilitating objective in section 3C(2)(c) of the Act); and
- c. To ensure the equitable imposition of rates and charges (in accordance with the facilitating objective in section 3C(2)(f) of the Act).

Vacant Land - Forest Edge Estate Maiden Gully is any land, which is not:

General Rate Land; Commercial/Industrial Land A; Commercial/Industrial Land B; Commercial/Industrial C, Farm Land, Other Land, Vacant Land - Residential or Rural Residential, Residential Land - Forest Edge Estate Maiden Gully, Commercial/Industrial Land - Forest Edge Estate Maiden Gully;

and located within the Forest Edge Estate Maiden Gully, as depicted in Appendix D Annexure D - 3, on land intended to be used for residential purposes; and

on which no dwelling or other building designed or adapted for occupation is constructed.

The Vacant Land - Forest Edge Estate Maiden Gully rate will be used to fund some of those items of expenditure described in the Budget. The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

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

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017/18 Financial Year.

The geographic location of the land within this differential rate is in the area depicted in Appendix D Annexure D - 3.

The use of the land within this differential rate, in the case of improved land, is any use permitted under the relevant Planning Scheme.

7.20 Residential Land - Forest Edge Estate Maiden Gully

Having regard to the Rating Strategy carried out in 2011 and the Victorian Government's *Developing a Rating Strategy: A guide for Councils*, the objective of the Residential Land - Forest Edge Estate Maiden Gully Differential Rate is to efficiently and equitably impose a differential rate on rateable land within the municipal district (except rateable land which is General Rate Land, Commercial/Industrial Land, Farm Land, Vacant Residential or Vacant Rural Residential Land, Other Land, Vacant Land - Forest Edge Estate Maiden Gully or Commercial/Industrial Land - Forest Edge Estate Maiden Gully which are subject to separate differential rates) to:

- a. Assist Council to meet its primary objective of endeavouring to achieve the best outcomes for the local community having regard to the long term and cumulative effects of Council's decisions (section 3C(1) of the Act);
- b. To raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district (in accordance with the facilitating objective in section 3C(2)(c) of the Act); and
- c. To ensure the equitable imposition of rates and charges (in accordance with the facilitating objective in section 3C(2)(f) of the Act).

Residential Land - Forest Edge Estate Maiden Gully is any land which is not:

General Rate Land; Commercial/Industrial Land A; Commercial/Industrial Land B; Commercial/Industrial C, Farm Land, Other Land, Vacant Land - Residential or Rural Residential, Vacant Land - Forest Edge Estate Maiden Gully, Commercial/Industrial Land - Forest Edge Estate Maiden Gully;

and which is:

used primarily for residential purposes; and

located within the Forest Edge Estate Maiden Gully, in the area depicted in Appendix D Annexure D - 3.

The Residential Land - Forest Edge Estate Maiden Gully rate will be used to fund some of those items of expenditure described in the Budget. The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

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

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017/18 Financial Year.

The geographic location of the land within this differential rate is in the area depicted in Appendix D Annexure D - 3.

The use of the land within this differential rate, in the case of improved land, is any use permitted under the relevant Planning Scheme.

7.21 Commercial/Industrial Land - Forest Edge Estate Maiden Gully

Having regard to the Rating Strategy carried out in 2011 and the Victorian Government's *Developing a Rating Strategy: A guide for Councils*, the objective of the Commercial/Industrial Land - Forest Edge Estate Maiden Gully Differential Rate is to efficiently and equitably impose a differential rate on rateable land within the municipal district (except rateable land which is General Rate Land, Commercial/Industrial Land, Farm Land, Vacant Residential or Vacant Rural Residential Land, Other Land, Vacant Land - Forest Edge Estate Maiden Gully or Residential land - Forest Edge Estate Maiden Gully which are subject to separate differential rates) to:

- a. Assist Council to meet its primary objective of endeavouring to achieve the best outcomes for the local community having regard to the long term and cumulative effects of Council's decisions (section 3C(1) of the Act);
- b. To raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district (in accordance with the facilitating objective in section 3C(2)(c) of the Act); and
- c. To ensure the equitable imposition of rates and charges (in accordance with the facilitating objective in section 3C(2)(f) of the Act).

Commercial/Industrial Land - Forest Edge Estate Maiden Gully is any land which is not:

General Rate Land; Commercial/Industrial Land A; Commercial/Industrial Land B; Commercial/Industrial C, Farm Land, Other Land, Vacant Land - Residential or Rural Residential, Vacant Land - Forest Edge Estate Maiden Gully, Residential Land - Forest Edge Estate Maiden Gully; and

which is located in the Forest Edge Estate Maiden Gully, as depicted in Appendix B Annexure D - 3; and

which is land with planning permission for:

- Sale of goods or services; or
- Other commercial purposes; or
- Industrial purposes; or is

Unoccupied land zoned, used or able to be used primarily for commercial or industrial purposes, whether or not building/s are erected thereon;

The Commercial/Industrial land - Forest Edge Estate Maiden Gully rate will be used to fund some of those items of expenditure described in the Budget. The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

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

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017/18 Financial Year.

The geographic location of the land within this differential rate is in the area depicted in Appendix D Annexure D - 3.

The use of the land within this differential rate, in the case of improved land, is any use permitted under the relevant Planning Scheme.

7.22 Other Land

Having regard to the Rating Strategy carried out in 2011 and the Victorian Government's *Developing a Rating Strategy: A guide for Councils*, the objective of the Other Land Differential Rate is to efficiently and equitably impose a differential rate on rateable land within the municipal district (except rateable land which is General Rate Land, Commercial/Industrial Land, Farm Land, Vacant Residential or Vacant Rural Residential Land or properties located in the Forest Edge Estate Maiden Gully which are subject to separate differential rates) to:

- a. Assist Council to meet its primary objective of endeavouring to achieve the best outcomes for the local community having regard to the long term and cumulative effects of Council's decisions (section 3C(1) of the Act);
- b. To raise revenue to be used to improve the overall quality of life of people in the local community within Council's municipal district (in accordance with the facilitating objective in section 3C(2)(c) of the Act); and
- c. To ensure the equitable imposition of rates and charges (in accordance with the facilitating objective in section 3C(2)(f) of the Act).

Other Land is any land, which is not:

General Rate Land; Commercial/Industrial Land A; Commercial/Industrial Land B; Commercial/Industrial Land C, Farm Land, Vacant Land - Residential and Rural Residential, Vacant Land - Forest Edge Estate Maiden Gully, Residential Land - Forest Edge Estate Maiden Gully, Commercial/Industrial Land - Forest Edge Estate Maiden Gully;

and includes any land which does not fall into any of the definitions of rate categories of General Rate Land, Commercial/Industrial Land A, Commercial/Industrial Land B, Commercial/Industrial Land C, Farm Land, Vacant Land - Residential and Rural Residential, Vacant Land - Forest Edge Estate Maiden Gully, Residential Land - Forest Edge Estate Maiden Gully, Commercial/Industrial Land - Forest Edge Estate Maiden Gully.

The Other Land rate will be used to fund some of those items of expenditure described in the Budget. The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

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

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017/18 Financial Year.

The geographic location of the land within this differential rate is wherever located within the municipal district.

The use of the land within this differential rate, in the case of improved land, is any use permitted under the relevant Planning Scheme.

7.23 Fair Go Rates System Compliance

City of Greater Bendigo is fully compliant with the State Government's Fair Go Rates System

Base Average Rate (2016/2017)	\$1,595.49
Maximum Rate Increase (set by the State Government)	2.00%
Capped Average Rate (2017/2018)	\$1,627.40
Maximum General Rates Revenue	\$92,769,937
Budgeted General Rates Revenue	\$92,769,018

15. Rating Information

This section contains information on Council's past and foreshadowed rating levels along with Council's rating structure and the impact of changes in property valuations. This section should be read in conjunction with Council's Rating Strategy which is available on Council's website.

15.1 Rating Context

In developing the Community Plan and the Strategic Resource Plan (referred to in Section 14), rates and charges were identified as an important source of revenue, accounting for 58% of the total revenue received by Council annually. Planning for future rate increases has therefore been an important component of the Strategic Resource Planning process. The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the Greater Bendigo community.

15.2 Future Rates and Charges

The following table sets out future proposed increases in revenue from rates and charges and the total rates to be raised, based on the forecast financial position of Council as at 30 June 2017.

Year	General Rate Increase %	Garbage Charge Increase \$'000	Recycling Charge Increase \$'000	Total Rates Raised \$'000
2016/17	2.50	3.90	5.30	106,255
2017/18	2.00	2.00	2.00	110,550
2018/19	2.00	3.00	3.00	113,045
2019/20	2.00	3.00	3.00	115,602
2020/21	2.00	3.00	3.00	118,224

15.3 Current Year Rates and Charges Increase

It is predicted that the 2017/18 operating position will be impacted by growth in services, labour costs and general cost increases. The State Government has set the Rate Cap at an increase of 2.0% on General Rates. Councils have an option to apply to the Essential Services Commission for a variation to the Rate Cap, the City has decided to not apply for a variation for the 2017/18 year. It will, therefore, be necessary in the future to carefully monitor the revenue growth from rates and charges while containing costs in order to maintain capital expenditure at a reasonable level and a sound financial position overall. The contribution from operations towards capital investments for the 2017/18 year is adequate, with the balance of funds required coming from reserves and loan borrowings.

In order to achieve the objectives of maintaining service levels and a substantial capital expenditure program, total income from general rates will increase by the maximum allowed by the State Government (2.0%). The rates in the dollar maintain the existing approximate differential between the various rate categories as follows:

% of General Rate	2017/18
Farm Rate	85%
Commercial/industrial A	185%
Commercial/industrial B	180%
Commercial/industrial C	190%
Vacant land (residential and rural residential)	125%
Other land	185%
Vacant land - Forest Edge Estate Maiden Gully	125%
Residential - Forest Edge Estate Maiden Gully	100%
Commercial/industrial - Forest Edge Estate Maiden Gully	185%

The garbage charge for residential properties located in the Organic Waste collection area will increase by 2.0% for 120/140 litre bins to \$125.45 and by 2% for 240 litre bins to \$230.50. For residential properties not located in the Organic Waste collection area, the garbage charge will increase by 2.0% for 120/140 litre bins to \$144.80 and by 2.0% for 240 litre bins to \$249.90.

The organic waste annual charge of \$86.00 for 2016/17 was levied at \$71.00 to recognise the service did not commence until September 2016. The organic waste annual charge will increase by 2.0% to \$87.70.

The recycling charge will increase by 2.0% to \$67.80.

Waste collection charges are reviewed annually to cover additional waste management costs including increases in the EPA Landfill Levy.

Total rates and charges of \$110.6 million, including \$1.6 million in supplementary rates will be raised.

15.4 Rating Structure

The City of Greater Bendigo has established a rating structure which is comprised of four key elements.

- Property values, which reflect capacity to pay.
- A user pays component to reflect usage of waste collection services provided by the City.
- A user pays component to reflect usage of recycle waste collection services provided by the City.
- A user pays component to reflect usage of organic waste collection services provided by the City for residential properties located within the area depicted in the plan found at Appendix D Annexure D-4.

In establishing this rating structure, the City has taken account of Section 3C(1) of the Act - "The primary objective of a Council is to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions" and section 3C(2)(f) requires Council must ensure the "equitable imposition of rates and charges". The City has had regard to the Ministerial Guidelines for Differential Rating as required by Section 161 (2A) of the Act.

The City makes a further distinction within the property value component of rates based on the purpose for which the property is used to assist in achieving the objective of equity, efficiency and simplicity, in order to meet its obligations under the Act. The rating structure comprises a general rate, three commercial/industrial rates, a farm rate, a vacant land - residential and rural residential rate, three specific differential rates for properties located in the Forest Edge Estate Maiden Gully being a vacant land, a residential land and a commercial/industrial land differential rate, together with an 'other land' differential rate to capture any property use not specifically covered in the other nine rate categories, and a rate concession for recreational land levied under the Cultural and Recreational Lands Act. A detailed description of the general rate and each differential rate is included in Appendix B of this document.

The Commercial/Industrial properties are divided into three differential rates based on geographic locations within the municipality. The three Commercial/Industrial rates, the Vacant Land Rate and the Other Land Rate are higher than the General Rate and the Farm Rate is lower than the General Rate. The three Forest Edge Estate Maiden Gully rates make provision for recovery, from property owners within the estate, the annual cost of maintaining a fire buffer. The fire buffer is, for an initial period of 24 months, commencement date yet to be determined, to be maintained by the subdivider. For this reason, in the 2017/18 year, the Vacant Land Rate - Forest Edge Estate Maiden Gully will be set at the same level as the Vacant Land - Residential and Rural Residential Rate, the Residential - Forest Edge Estate Maiden Gully will be set at the same level as the General Rate and the Commercial/Industrial - Forest Edge Estate Maiden Gully will be set at the same level as the Commercial/Industrial A rate. These rates are structured in accordance with the requirements of Section 161 of the Act.

Under the Cultural and Recreational Lands Act, provision is made for a Council to grant a rating concession to any recreational lands which meet the test of being rateable land under the Act.

Differential rates were introduced by the City in 1995. No significant alterations have been made to the rating structure since 1995 and given the rates collection rate of in excess of 97%, the lack of submissions made in relation to the rating structure from Annual Budget to Annual Budget and Council reaffirming in its Rating Strategy review carried out in 2011 that the rating structure meets Council's objectives together with complying with the Act, no further consultation with ratepayers has occurred. In compiling the 2011 Rating Strategy review, Council considered whether the degree of differentiation between the rate categories supported the three principles of benefit, capacity to pay and incentive to be supportable and reaffirmed its decision that the general rate and the, at the time, five differential rates levied achieve the objectives of equity, efficiency and simplicity.

Striking a proper balance between these elements provides equity in the distribution of the rate burden across ratepayers, which allows the efficient carrying out of the functions of Council compared to the use of a uniform rate. The result is an equitable distribution of rates across sectors with the aim of optimal flexibility in collection of rates to deal with changing needs within the wider community. These distinctions are based on the concept that commercial/industrial properties should pay a fair and equitable contribution to rates, taking into account the benefits those business derive from the local community, the services Council provides and their ability to pay.

The three levels of commercial/industrial differential rates, based on locality within the municipality, take into account the differing levels of service provided by Council to commercial/industrial properties in each locality. Vacant Land - Residential and Rural Residential is levied at a rate higher than the General Rate to encourage development of such land. The three Forest Edge Estate Maiden Gully differential rates will, at the expiration of a 24 month 'maintenance period' (commencement date not yet determined), be levied at a higher rate than the Vacant land - Residential and Rural Residential, General or Commercial/Industrial A differential rates, as applicable, to recover the annual cost for maintaining a fire buffer.

Council has determined rates and charges in respect of farming properties should take account of the restricted access to many of the City's services and are appropriately discounted to the general rate. The farm rate generates 2.61% of rates income, and Council determined that the 15% concession in the rate in the dollar to the General Rate for the Farm Rate does not create any adverse effect to the other nine rate categories.

The farm rate is set at 85% of the general rate and the reasons for the use and the level of the farm land differential rate are:

- To encourage the continuation of farming pursuits on rural land in support of the strategic objective to support the economic development of the agricultural sector; and
- In recognition that the size of the landholding required to conduct a farm business is far greater than other non-farm businesses with similar turnover and (pre-tax) profitability. Therefore farms, in comparison, have a higher valuation and would pay higher rates if a lower differential was not applied; and
- In recognition that farm businesses profitability is affected by weather which means that their income is more susceptible and fragile than other businesses.

Council has determined not to introduce a differential rate for retirement villages. Council's reasons for this are as follows:

- Any change to the rating system creates winners and losers, and while Council empathises with the lobby of the retirement villages, it also needs to make decisions that are in the interests of the majority of residents across the municipality including pensioners and self-funded retirees that do not live in retirement villages.
- There are many pensioners living outside of "Retirement Villages" with and without body corporate financial responsibilities who may have difficulties paying Council rates. A reduction in rates for retirement villages would mean that these pensioners and others would have to pay more and this is not considered fair or equitable for the wider community.
- Council property rates are a tax on property wealth, not a fee for services used. This is similar to income tax, land tax and other "progressive taxes". The philosophy behind these taxes is those who earn/own more should contribute more to the delivery of government services. There is no link between services used and the amount of rates paid as Council provides infrastructure and many services for public benefit. There are other examples where the use of Council services would be limited or not used at all, but the payment of rates is still required, such as vacant land, multiple properties, other body corporate situations (the owner could also be a pensioner), weekender/holiday homes.
- Part of the body corporate fees go to maintaining and upgrading privately owned infrastructure and facilities like footpaths, roads and drainage, bowling greens, swimming pools, village community buildings and amenities. If a lower differential rate was applied for this reason other ratepayers would indirectly be subsidising the village owner's business as the infrastructure within a retirement village is owned by the property owner and not the residents.

- The decision to “buy” into a retirement village is an individual choice and Council respects this, however, the financial implications, including body corporate fees, should be made quite clear and fully understood by the resident before committing to purchasing.
- By maintaining the current differential rating structure, equity is maintained as all properties that are used for residential purposes, irrespective of body corporate responsibilities, are levied at the same rate. This also maintains consistency with the other differential rating categories as there is only one rate set in each of these categories.

The City levies rates on the Capital Improved Valuation (CIV) of properties being the value of the land plus all improvements, on the basis that CIV provides an equitable distribution of rates across the municipality.

The City also has a weekly kerbside waste collection charge and a fortnightly kerbside recyclable waste charge as provided for under the Act. A fortnightly organic waste collection service is provided to properties located within the map found at Appendix D Annexure D - 4.

Increases in residential garbage waste charges are 2.0% for a 120/140 litre bin and a 240 litre bin for properties located outside of the organic waste collection area, and 2.0% for a 120/140 litre bin and a 240 litre bin for properties located within the organic waste collection area.

The organic waste collection annual charge has increased by 2.0% to \$87.70.

Recycle collection charges have increased by 2.0% to \$67.80 per bin.

Waste, recycle waste and organic waste charges reflect recovery of associated costs.

An optional waste collection service is available to commercial and industrial properties within City of Greater Bendigo which are not located in a ‘specific’ collection area. These charges have increased by 2.0%.

There is an optional multi-day waste collection charge available for commercial properties in specified commercial areas of the municipality, these charges are based on the levels of service received by users of the service and range from \$249.90 to \$1,749.30 per bin per annum, an increase of 2.0%.

An additional recycle bin is available at an annual charge of \$46.00 per additional bin. 360 litre recycle bins are available for a one off charge of \$46.90 together with the annual collection charge of \$67.80 per bin.

An additional organics bin is available at an annual charge of \$46.00 per additional bin.

The following table summarises the rates to be determined for the 2017/18 year. A more detailed analysis of the rates to be raised is contained in Section 7 “Statutory Disclosures”.

Rate type	How applied	2016/17	2017/18	Total Raised	Change
General Rate	Cents/\$ CIV	0.40424%	0.412320%	66,167,879	2.0%
Commercial/Industrial A rate	Cents/\$ CIV	0.74784%	0.762796%	11,445,985	2.0%
Commercial/Industrial B rate	Cents/\$ CIV	0.72760%	0.742150%	719,471	2.0%
Commercial/Industrial C rate	Cents/\$ CIV	0.76799%	0.783349%	7,477,343	2.0%
Farm Rate	Cents/\$ CIV	0.34360%	0.350470%	2,425,550	2.0%
Vacant Land	Cents/\$ CIV	0.50528%	0.515380%	4,374,146	2.0%
- Residential and Rural Residential Vacant Land	Cents/\$ CIV	0.505280%	0.515380%	58,681	2.0%
- Forest Edge Estate Maiden Gully Residential	Cents/\$ CIV	0.40424%	0.412320%	0	2.0%
- Forest Edge Estate Maiden Gully Commercial/Industrial	Cents/\$ CIV	0.74784%	0.762796%	0	2.0%
- Forest Edge Estate Maiden Gully Other Land	Cents/\$ CIV	0.74784%	0.762796%	0	2.0%
Cultural and Recreational 1	Cents/\$ CIV	0.20212%	0.206160%	10,361	2.0%
Cultural and Recreational 2	Cents/\$ CIV	0.10104%	0.103060%	18,812	2.0%
Cultural and Recreational 3	Cents/\$ CIV	0.040424%	0.041232%	4,333	2.0%
Cultural and Recreational 4	Fixed	\$388	\$395	6,715	2.0%
Cultural and Recreational 5	Fixed	\$509	\$519	9,861	2.0%

Rate type	How applied	2016/17	2017/18	Total Raised	Change
Kerbside collection charge - 120/140L litre bin (property in Organic Waste collection area as depicted in Appendix D Annexure D - 4)	\$/ property	\$123.00	\$125.45	3,305,732	2.0%
Kerbside collection charge - 240L litre bin (property located in Organic Waste collection area as depicted in Appendix D Annexure D - 4)	\$/ property	\$226.00	\$230.50	3,434,450	2.0%
Kerbside collection charge - 120/140L litre bin (property located outside the Organic Waste collection area which is depicted in Appendix D Annexure D - 4)	\$/ property	\$142.00	\$144.80	663,473	2.0%
Kerbside collection charge - 240L litre bin (property located outside the Organic Waste collection area which is depicted in Appendix D Annexure D - 4)	\$/ property	\$245.00	\$249.90	542,283	2.0%
Recycling charge	\$/ property	\$66.50	\$67.80	3,358,835	2.0%
Organic Waste (pro Rata 10 month charge in 2016/17 = \$71.00) for residential properties located within the collection area depicted in Appendix D Annexure D - 4	\$/ property	\$86.00	\$87.70	3,343,897	2.0%

Council has adopted a formal Rating Strategy that contains expanded information on Council's rating structure and the reasons behind its choices in applying the rating mechanisms it has used.