

Submission on Consultation Paper:

Local Government Rates Capping & Variation Framework

The issue that causes most concern within the community is generally not the year on year percentage increase but instead it is the large variation in the valuation of properties every second year.

The revaluation can have the effect of causing a large dollar value rise in rates for individual properties, particularly in rural land bordering the Urban Growth Corridor.

Some of these valuations are done on the sale of just one or two parcels of land that may not necessarily be representative of the area. There can be large variations in the land capability in an area due to soil type, topography and water availability.

With rate capping, I can see a danger that local government will reduce services to the rural areas of the Interface councils because the majority of their population is in the urban area.

Our situation

Shire: Cardinia

Locality: Cardinia

Local Council rate increase 2014: 5.9%

	Site Value 2013	Site Value 2014 after revaluation	Percentage Increase in valuation
Property # 4911750100	\$ 740,000	\$ 1,025,000	38.5%
Property # 4911750200	\$ 659,000	\$ 965,000	46.4%
Property # 4307800200	\$ 630,000	\$ 925,000	46.8%

Note: all the above properties are outside the Urban Growth Corridor

Two of the above properties have a 100% flood overlay, the third property has a 97% flood overlay making all three properties unsuitable for any development other than agriculture.

Submission by:

David Young

PO Box 414

Officer 3809

Supporting Evidence: rate notices for 2013 & 2014 for all three above properties.



ABN 32 210 906 807
 SHIRE OFFICE, HENTY WAY, PAKENHAM, 3810
 POSTAL ADDRESS: P.O. BOX 7, PAKENHAM, 3810
 www.cardinia.vic.gov.au

Valuation, Rate & Charges Notice

FOR PERIOD - 1ST JULY 2013 TO 30th JUNE 2014

Customer Service Centre 1300 787 624

Young, D L
 110 Wenn Rd
 OFFICER VIC 3809



1	PAYMENT IN FULL BY	AGENCY STAMP
	15 FEB 2014	/\$ / \$ \$2,079.85

OR

2	FIRST INSTALMENT	AGENCY STAMP
	30 SEPT 2013	/\$ / \$ \$48.85

031

PROPERTY NUMBER	ISSUE DATE	VALUATION DATE	
4911750100	02/09/2013	01/01/2012	
DESCRIPTION AND LOCATION OF PROPERTY	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE
40 Wenn Rd Cardinia 3978 L2 LP137409	740,000	819,000	40,950
Land Use Classification: Primary Production			
RATING DETAILS			
Credit			\$630.00-
Agricultural Land	819000 x \$0.002476		\$2,027.82
120t Garbage & Recycling Charge	1 Service/s		\$226.50
State Fire Services Property Levy	819000 x \$0.000312 + \$200.00		\$455.53
Total Due			\$2,079.85

The Garbage Charge includes the State Government levy of \$53.20 per tonne of waste to landfill.

- Any arrears shown on this notice are overdue and must be paid immediately. Interest will continue to accrue until the arrears are paid.
- Late payments will be charged interest at 10.5% pa in accordance with the Local Government Act.

INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	INSTALMENT 4
\$48.85	\$677.00	\$677.00	\$677.00
30 SEPT 2013	30 NOV 2013	28 FEB 2014	31 MAY 2014

If Paying in person, please keep this account intact

SEE REVERSE FOR PAYMENT OPTIONS



Billpay Code: 0860
 Ref: 4911 7501 0000 004

To pay this bill, visit any post office, phone 13 18 16 or go to postbillpay.com.au.

Property No: 4911750100

Name: Young, D L

Location: 40 Wenn Rd



Full Payment *860 491175010000004



Instalment *860 491175010000004



ABN 32 210 906 807
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FOR PERIOD - 1ST JULY 2013 TO 30th JUNE 2014

Customer Service Centre 1300 787 624

1	PAYMENT IN FULL BY	AGENCY STAMP / /
	15 FEB 2014	\$1,959.30

OR

2	FIRST INSTALMENT	AGENCY STAMP / /
	30 SEPT 2013	\$189.30



Young, D L & S E
 110 Wenn Rd
 OFFICER VIC 3809

PROPERTY NUMBER	ISSUE DATE	VALUATION DATE	
4911750200	02/09/2013	01/01/2012	
DESCRIPTION AND LOCATION OF PROPERTY	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE
110 Wenn Rd Cardinia 3978 L1 TP746446 V8123 F738 CA 1 SEC A1 Parish of Pakenham	659,000	765,000	38,250
Land Use Classification: Primary Production			
RATING DETAILS			
Credit			\$400.00-
Agricultural Land	765000 x \$0.002476		\$1,894.12
120lt Garbage & Recycling Charge	1 Service/s		\$226.50
State Fire Services Property Levy	765000 x \$0.000312		\$238.68
Total Due			\$1,959.30

The Garbage Charge includes the State Government levy of \$53.20 per tonne of waste to landfill.

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INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	INSTALMENT 4
\$189.30	\$590.00	\$590.00	\$590.00
30 SEPT 2013	30 NOV 2013	28 FEB 2014	31 MAY 2014

If Paying in person, please keep this account intact

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Billpay Code: 0860
 Ref: 4911 7502 0000 002

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Property No: 4911750200

Name: Young, D L & S E

Location: 110 Wenn Rd





CARDINIA

ABN 32 210 906 807
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www.cardinia.yic.gov.au

Valuation, Rate & Charges Notice FOR PERIOD - 1ST JULY 2013 TO 30th JUNE 2014

Customer Service Centre 1300 787 624

1	PAYMENT IN FULL BY	AGENCY STAMP / /
	15 FEB 2014	\$1,654.40

OR

2	FIRST INSTALMENT	AGENCY STAMP / /
	30 SEPT 2013	\$298.40



Young, D L & S E
110 Wenn Rd
OFFICER VIC 3809



031
1011216

PROPERTY NUMBER	ISSUE DATE	VALUATION DATE		
4307800200	14/08/2013	01/01/2012		
DESCRIPTION AND LOCATION OF PROPERTY	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE	
Fowler Rd Cardinia 3978 L1 TP447670 CA 14	630,000	649,000	32,450	
Land Use Classification: Primary Production				
RATING DETAILS				
Credit Agricultural Land	649000 x \$0.002476		\$155.00- \$1,606.91	
State Fire Services Property Levy	649000 x \$0.000312		\$202.49	
Total Due			\$1,654.40	
<ul style="list-style-type: none"> Any arrears shown on this notice are overdue and must be paid immediately. Interest will continue to accrue until the arrears are paid. Late payments will be charged interest at 10.5% pa in accordance with the Local Government Act. 	INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	INSTALMENT 4
	\$298.40	\$452.00	\$452.00	\$452.00
	30 SEPT 2013	30 NOV 2013	28 FEB 2014	31 MAY 2014

If Paying in person, please keep this account intact

SEE REVERSE FOR PAYMENT OPTIONS



Billpay Code: 0860
Ref: 4307 8002 0000 003

To pay this bill, visit any post office,
phone 13 18 16 or go to
postbillpay.com.au.

Property No: 4307800200

Name: Young, D L & S E

Location: Fowler Rd



Full Payment *860 430780020000003



Instalment *860 430780020000003



Valuation, Rate and Charges Notice

FOR PERIOD - 1 JULY 2014 TO 30 JUNE 2015

Customer Service Centre 1300 787 624

Cardinia

Cardinia Shire Council
PO Box 7, Pakenham 3810
www.cardinia.vic.gov.au
ABN 32 210 906 807



Young, D L
110 Wenn Rd
OFFICER VIC 3809



031

1	PAYMENT IN FULL BY	AGENCY STAMP / /
	15 FEB 2015	\$3,116.65

OR

2	FIRST INSTALMENT	AGENCY STAMP / /
	30 SEPT 2014	\$437.65

PROPERTY NUMBER	ISSUE DATE	VALUATION DATE	
4911750100	22/08/2014	01/01/2014	
DESCRIPTION AND LOCATION OF PROPERTY	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE
40 Wenn Rd Cardinia 3978 L2 LP137409	1,025,000	1,115,000	55,750
Land Use Classification: Primary Production			
RATING DETAILS			
Credit			\$455.00-
Agricultural Land	1115000 x \$0.002564		\$2,858.86
120lt Garbage & Recycling Charge	1 Service/s		\$233.50
State Fire Services Property Levy	1115000 x \$0.000246 + \$205.00		\$479.29
Total Due			\$3,116.65

The Garbage Charge includes the State Government levy of \$58.50 per tonne of waste to landfill.

<ul style="list-style-type: none"> Any arrears shown on this notice are overdue and must be paid immediately. Interest will continue to accrue until the arrears are paid. Late payments will be charged interest at 11.5% pa in accordance with the Local Government Act. 	INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	INSTALMENT 4
	\$437.65	\$893.00	\$893.00	\$893.00
	30 SEPT 2014	30 NOV 2014	28 FEB 2015	31 MAY 2015

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SEE REVERSE FOR PAYMENT OPTIONS



Billpay Code: 0860
Ref: 4911 7501 0000 004

Pay in-store at Australia Post, online at auspost.com.au/postbillpay, by phone 13 18 16 or via AusPost app

Property No: 4911750100

Name: Young, D L

Location: 40 Wenn Rd



Full Payment *860 491175010000004



Instalment *860 491175010000004



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Valuation, Rate and Charges Notice

FOR PERIOD - 1 JULY 2014 TO 30 JUNE 2015

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Cardinia

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ABN 32 210 906 807



Young, D L & S E
110 Wenn Rd
OFFICER VIC 3809



031
1011865

1	PAYMENT IN FULL BY	AGENCY STAMP / /
	15 FEB 2015	\$3,014.25

OR

2	FIRST INSTALMENT	AGENCY STAMP / /
	30 SEPT 2014	\$572.25

PROPERTY NUMBER	ISSUE DATE	VALUATION DATE		
4911750200	22/08/2014	01/01/2014		
DESCRIPTION AND LOCATION OF PROPERTY	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE	
110 Wenn Rd Cardinia 3978 L1 TP746446 V8123 F738	965,000	1,075,000	53,750	
Land Use Classification: Primary Production				
RATING DETAILS				
Credit			\$240.00-	
Agricultural Land	1075000 x \$0.002564		\$2,756.30	
120lt Garbage & Recycling Charge	1 Service/s		\$233.50	
State Fire Services Property Levy	1075000 x \$0.000246		\$264.45	
Total Due			\$3,014.25	

The Garbage Charge includes the State Government levy of \$58.50 per tonne of waste to landfill.

<ul style="list-style-type: none"> Any arrears shown on this notice are overdue and must be paid immediately. Interest will continue to accrue until the arrears are paid. Late payments will be charged interest at 11.5% pa in accordance with the Local Government Act. 	INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	INSTALMENT 4
	\$572.25	\$814.00	\$814.00	\$814.00
	30 SEPT 2014	30 NOV 2014	28 FEB 2015	31 MAY 2015

If paying in person, please keep this account intact

SEE REVERSE FOR PAYMENT OPTIONS



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Ref: 4911 7502 0000 002

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by phone 13 18 16 or via AusPost app

Property No: 4911750200

Name: Young, D L & S E

Location: 110 Wenn Rd



Full Payment *860 491175020000002



Instalment *860 491175020000002



Valuation, Rate and Charges Notice

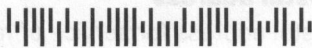
FOR PERIOD - 1 JULY 2014 TO 30 JUNE 2015

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 www.cardinia.vic.gov.au
 ABN 32 210 906 807



Young, D L & S E
 110 Wenn Rd
 OFFICER VIC 3809



031
 I011864

1	PAYMENT IN FULL BY	AGENCY STAMP / /
	15 FEB 2015	\$2,428.30

OR

2	FIRST INSTALMENT	AGENCY STAMP / /
	30 SEPT 2014	\$469.30

PROPERTY NUMBER	ISSUE DATE	VALUATION DATE	
4307800200	22/08/2014	01/01/2014	
DESCRIPTION AND LOCATION OF PROPERTY	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE
Fowler Rd Cardinia 3978 L1 TP447670 CA 14	925,000	930,000	46,500
Land Use Classification: Primary Production			
RATING DETAILS			
Credit Agricultural Land	930000 x \$0.002564		\$185.00- \$2,384.52
State Fire Services Property Levy	930000 x \$0.000246		\$228.78
Total Due			\$2,428.30



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- Late payments will be charged interest at 11.5% pa in accordance with the Local Government Act.

INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	INSTALMENT 4
\$469.30	\$653.00	\$653.00	\$653.00
30 SEPT 2014	30 NOV 2014	28 FEB 2015	31 MAY 2015

If paying in person, please keep this account intact

SEE REVERSE FOR PAYMENT OPTIONS



Property No: 4307800200

Name: Young, D L & S E

Location: Fowler Rd



Post
Billpay

Billpay Code: 0860
 Ref: 4307 8002 0000 003

Pay in-store at Australia Post,
 online at auspost.com.au/postbillpay,
 by phone 13 18 16 or via AusPost app



Full Payment *860 430780020000003



Instalment *860 430780020000003

