


# Rates, Valuation & Budget

2021–22



How to pay your rates  
About rebates  
Budget highlights



MORNINGTON  
PENINSULA  
*Shire*

# Budget highlights 2021–22



## Our 11 Councillors

On behalf of my Council colleagues, I am delighted to present this 2021–22 Council Budget.

I'd like to thank everyone who provided feedback on our draft budget in April, your input has been invaluable and has helped shape our thinking. I am pleased that community-driven initiatives such as new bike tracks and an increased capacity to respond to coastal hazard risks are included in this Budget.

A major focus of this budget is helping our community and local businesses recover from the impacts of Covid-19. We know the pandemic hit the Mornington Peninsula's economy more severely than most other parts of Australia. At its peak last year, 2,205 jobs were lost and 59 per cent of our businesses were on JobKeeper, the highest rate in Victoria and third highest in the nation.

By investing \$10M directly towards recovery projects, initiatives and programs, we will do everything we can to help the Peninsula community bounce back stronger and more resilient.

Of course, one of the highlights of the Budget is the delivery of the Yawa Aquatic Centre, which opens on 9 July. I can't wait to see our community flock to this state-of-the-art facility!

**Councillor Despi O'Connor**  
Mayor, Mornington Peninsula Shire

[📍 mornpen.vic.gov.au/budget](https://mornpen.vic.gov.au/budget)



## Community-minded initiatives

- **\$2.2m** for vital infrastructure and community connections
- **\$142k** 'First 1000 Days Program' for Aboriginal and Torres Strait Islander families
- **\$125k** for Mornington Peninsula Technology Park
- **\$52k** for a new Mornington Peninsula festival
- **\$35k** to continue Communities that Care.



**Briars Ward Councillors**

Steve Holland, Anthony Marsh and Despi O'Connor



**Nepean Ward Councillors**  
Susan Bissinger and Sarah Race



## Capital Works

The 2021–22 Capital Works Budget is **\$42,928,200**.  
Some big-ticket items include:

- **\$5.9m** Safer local roads and footpath works
- **\$2.4m** Community Facilities renewal works
- **\$2.1m** Sorrento Ferry Terminal Project
- **\$1.6m** Flinders Civic Hall redevelopment
- **\$1.6m** Narambi Reserve Junior Oval
- **\$1.3m** Hastings Boat Launching Facility – Floating Pontoon
- **\$1.1m** Balnarring Recreation Reserve Oval Rehabilitation
- **\$600k** Safety Beach Master Plan Implementation
- **\$152k** Somerville Tennis Club LED lighting and booking system installation (estimated).



## Priority Budget

The 2021–22 Priority Projects Budget is **\$7,954,000**. Some projects include:

- **\$700k** Food Waste Collection
- **\$500k** Performing Arts Fund
- **\$252k** Carbon Neutrality
- **\$225k** Mornington Peninsula Open Space Strategy
- **\$200k** Arts and Culture Plan
- **\$200k** Hastings Foreshore Plan
- **\$175k** Mornington Peninsula Coastal Strategy.



### Seawinds Ward Councillors

Kerri McCafferty, Debra Mar and Antonella Celi



## COVID Recovery

We are investing **\$10 million** directly towards recovery projects, programs and initiatives such as:

- Waiving fees and charges to the value of **\$1 million**. This relief will be provided across the community and business sector and to our most vulnerable.
- Using **\$650k** to re-establish the Outdoor Dining and Township Activation program from October 2021 – April 2022.
- Ensuring a green recovery and rebuild our local economy with a focus on transitioning to a net zero carbon energy sector with **\$500k** to fast track priority Climate Emergency Actions.
- Building disaster resilience with **\$250k** to enhance Emergency Management capability and preparedness of the Peninsula.
- Scoping and implement an 'on demand' bus service trial to the value of **\$110k**.
- Rolling out over **\$2 million** worth of grants: events, community recovery, business recovery, social service provider community support, youth and biolinks.
- Planning for long term changes through funding key migration and social connection research (**\$155k**).
- Spending **\$250k** to support community-built bike tracks.
- Using **\$490k** to progress the Bay Trail construction readying necessary concept designs, approvals and advocacy.
- Fast tracking and expanding our social housing planning and advocacy by allocating **\$100k**.



**Watson Ward Councillor**  
Paul Mercurio AM



**Cerberus Ward Councillor**  
Lisa Dixon



**Red Hill Ward Councillor**  
David Gill

# Valuations


The general valuation has a relevant date of **1 January 2021** and is based on market conditions at, and the lead up to that date.

The valuations attributed to each property does not influence the total rate revenue collected but provides the method used by the Shire to apportion rates throughout the community. Up to date Shire valuations ensure equity in property-based rates.

The *Valuation of Land Act 1960* allows property owners to object to the valuation of their property if they think the value does not reflect the market value as at the relevant date. Details about valuation objections are printed on the back of the rate notice and on our website.

Property valuations are used as a basis to calculate how much you pay in rates. Victorian Government legislation requires the property valuation to be assessed for all properties every year. We use the Capital Improved Value (CIV) method to determine your rates. **CIV is essentially the market value of the entire property including the land value.** Property values are determined by analysing market sales and rental evidence. This information is then applied to individual properties, taking into account the different characteristics of each property.

Supplementary valuations are completed throughout the year to account for changes to a property that affects value, examples include a building extension, building demolition, construction of a new building or land subdivision. The Australian Valuation Property Classification code (AVPCC) appearing on the rate notice is a land use classification code used for applying a Fire Service Property Levy.

 [mornpen.vic.gov.au/valuations](https://mornpen.vic.gov.au/valuations)

# Rates

Rates are not a “fee for service” but rather a contribution towards the cost of community. A property tax based on value. The Rating year is from 1 July 2021 to 30 June 2022. Rates adopted for this rating year are as follows:

<b>General Rate</b>	0.0015555
<b>Vacant Land</b>	0.0021776
<b>Farm Land and Trust for Nature</b>	0.0005444
<b>Conservation Land</b>	0.0011666



For example, rates for an average improved residential property with a CIV of \$825,000, will be calculated as  $\$825,000 \times 0.0015555 + \$338$  (waste charge) = \$1,621.29.

\*Fire Services Property Levy and any opt in services such as green waste bins are not included in this calculation

## Differential rates

### Conservation Land Rate

Replaces the Land Sustainability Rebate and rewards landowners on properties of two hectares or larger (who currently do not receive the Agricultural Rate) for undertaking sustainable land management actions in accordance with the application guidelines.

This attracts a differential rate of 25 per cent below the general rate on the land component (excluding house and curtilage). To apply go to:

 [mornpen.vic.gov.au/conservation](http://mornpen.vic.gov.au/conservation)


### Trust for Nature

Landowners can permanently protect native vegetation, including habitat for plants and wildlife, on their own properties with a Trust for Nature conservation covenant, providing a discount of 65 per cent on their rates for the area of land covenanted.

A conservation covenant is a permanent, legally-binding agreement placed on a property's title to ensure native vegetation on the property is protected forever. This agreement is voluntary and negotiated between Trust for Nature and each individual landowner.

Find out how you can place a covenant on your land. Go to  [mornpen.vic.gov.au/trustfornature](http://mornpen.vic.gov.au/trustfornature)

### Mornington Peninsula Agricultural Rate

Qualification for the Agricultural Rate requires that the property must firstly be classified as "Farm Land" in accordance with the provisions of the *Valuation of Land Act 1960*. To apply refer to the valuations website, and for information on all differential rates, including vacant land, go to:  [mornpen.vic.gov.au/differentialrates](http://mornpen.vic.gov.au/differentialrates)

## Rate capping

The rate cap limits the average annual increase of Rates and Charges to 1.5 per cent as set by the State Government for the 2021-22 financial year. We comply with the rate cap.

## Contiguous rating

Multiple titles that are next to each other (contiguous) and are used and occupied by the same person can be combined onto one rate notice. Properties must be abutting (may be separated by approved spaces such as public reserve, etc.). Please seek financial advice before applying, as this combination may have unintentional taxation consequences. For further information go to:

 [mornpen.vic.gov.au/contiguous](http://mornpen.vic.gov.au/contiguous)

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## Land Title Consolidation – Grant

To promote land consolidation and reduce the likelihood of increased dwelling applications in the Green Wedge Zone, a \$5,000 grant will be available to landowners on presentation of a consolidated certificate of title in this rating year.

## Waste Service Charge

Section 162 of the *Local Government Act 1989* provides the Shire with the power to raise a service charge for collection and disposal of refuse.

As stated in the *Revenue and Rating Plan* adopted 2021, the Shire applies a compulsory waste service charge for the collection and disposal of refuse on all rateable properties. This service includes collection, disposal, recycling, street and footpath sweeping, beach cleaning, public place sanitation, state government landfill levy, and drain litter collection.

The waste service charge is not a 'fee for service' levy based on services received or accessed, but rather a recovery of cost, including providing for the cost of rehabilitation of our landfill once it reaches the end of its useful life. The Waste Service Charge for this rating year is \$338 per assessment.


## Rebates and concessions

### Pensioner rebate

To be eligible for a pension concession, the ratepayer must be the holder of a current eligible concession card (not available for health care card holders). Approved pension cardholders receive up to 50 per cent off their rates to a maximum of \$247 and \$50 from their fire services levy amount for the current rating year.

The concession only applies to your principal place of residence and only one non-transferable concession will be granted per rating year. **Applications may be received until 30 June**, in the current rating year.

For further information or to apply go to:

 [mornpen.vic.gov.au/pensioner](http://mornpen.vic.gov.au/pensioner)

### **Heritage rebate**


The Heritage Rebate recognises the cultural values of heritage properties on the Mornington Peninsula.

Go to  [mornpen.vic.gov.au/heritagerebate](http://mornpen.vic.gov.au/heritagerebate)

## **Fire Services Levy**

Local councils must collect the Fire Services Property Levy on behalf of the State Government. There is a fixed charge of \$114 for residential properties and \$233 for other properties, as well as a variable charge dependant on property type and based on the valuation of the property. For more information refer to your current rates notice.

## **Online payments**


 [mornpen.vic.gov.au/payonline](http://mornpen.vic.gov.au/payonline)

## **Are you having difficulty paying your rates?**

If you feel you cannot make the payments by the due dates, please contact the Revenue Department immediately to discuss your situation and payment plan options.

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## **If you have moved, let us know**

 [mornpen.vic.gov.au/addresschange](http://mornpen.vic.gov.au/addresschange)

## **eNotices**

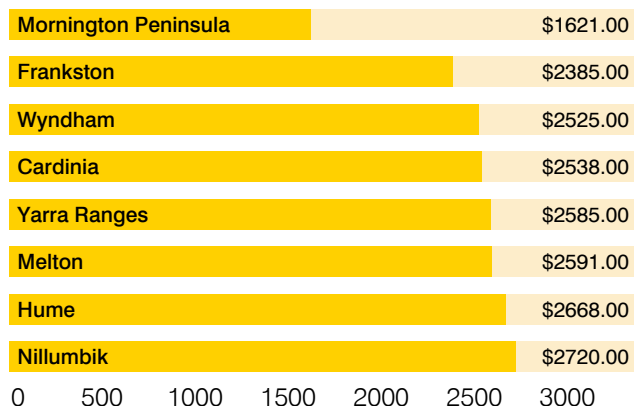
You can opt in to receive your rates notice via email. Once you have signed up, you will receive rates notices by email, and can log on to reproduce a notice (including tip vouchers) at any time.

Go to:  [mornpen.vic.gov.au/eNotices](http://mornpen.vic.gov.au/eNotices)

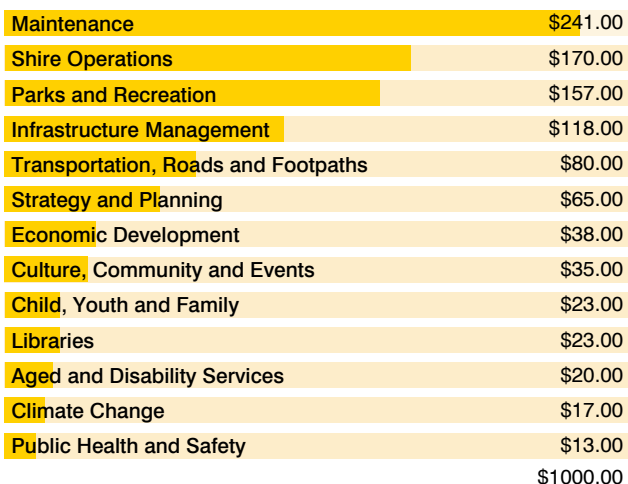
## Rates in comparison

Rates and charges based on Mornington Peninsula Shire's median house value (\$825,000).

\*Rates and charges are based on proposed budgets.



## How \$1000 of your rates is spent



## Contact us

Mornington Peninsula Shire,  
Private Bag 1000, Rosebud, Victoria, 3939

**Customer Service** ☎ 1300 850 600 or 5950 1000

**Revenue Department** ☎ 5950 1080

**Valuation Office** ☎ 5950 1090

**Online** 🌐 [mornpen.vic.gov.au](http://mornpen.vic.gov.au)