

## What is my property valued at?

Property Valuations are undertaken every year. The Valuer-General Victoria is responsible for all valuations. Valuations for the 2024/25 rating year are based on property values as at 1 January 2024.

**Site Value** – market value of the land exclusive of any improvements.

**Capital Improved Value (CIV)** – total market value of the land plus the value of improvements made to the property including the house, other buildings and other improvements.

**Net Annual Value** – annual rental a property would render less the landlord's outgoings. Residential NAVs are not a true annual rental, rather by legislation 5 per cent of the CIV.

## What if I don't agree with my property valuation?

The objection period for the 2024-25 rating period is open for 60 days from the date of issue on your annual rate notice.

Valuation objections can be made by visiting the Valuer General of Victoria's Website <https://ratingvaluationobjections.vic.gov.au/>

## Need more time to pay your rates?

If you are experiencing financial difficulties with paying your rates and charges by the due date, please contact us to discuss options.

Under our Rates Financial Hardship Policy, Darebin ratepayers can apply to us for assistance with rates or charges levied on a property.

Council also offers alternate payment plans if you need more time.

If you have any questions please contact Council on **8470 8888** or email [revenue@darebin.vic.gov.au](mailto:revenue@darebin.vic.gov.au)

Further information can also be found at [www.darebin.vic.gov.au/rates](http://www.darebin.vic.gov.au/rates)

# Our Darebin

In 2021, we joined forces with our community to develop Darebin's 20-year Community Vision, Council Plan 2021-25 (incorporating our Health and Wellbeing Plan), and other important forward-looking strategies.

In 2024, we're reviewing the Vision to ensure it continues to reflect your priorities for Darebin. We want you to tell us if it still feels right or if we need to shift our focus.

We're also creating our next four-year Council Plan – our promise to the Darebin community. With a strong emphasis on health and wellbeing, this plan will be shaped by your priorities, needs, and values, and will guide our long-term financial planning.

Your input will be crucial in helping us decide where to focus resources and efforts to best support our community.

Economic pressures impacting Council's financial sustainability mean we must ensure we deliver the projects and priorities that matter most to our community, while managing our budget responsibly.



Visit [yoursay.darebin.vic.gov.au/ourdarebin](https://yoursay.darebin.vic.gov.au/ourdarebin) until 1 September to find out more about **Our Darebin** and to provide feedback in your language.

## Keep up-to-date with Council news via our social platforms



[/cityofdarebin](https://www.facebook.com/cityofdarebin)



[/cityofdarebin](https://twitter.com/cityofdarebin)



[/darebincitycouncil](https://www.youtube.com/c/cityofdarebin)



[/darebincouncil](https://www.instagram.com/cityofdarebin)



Do you want to receive your rate notices by email?

### eNotices

Register with eNotices to get your rate notice delivered by email.

An eNotice account will give you the ability to:

- have one account for all your properties
- re-print or download extra copies of your notices
- view all past notices.

Go to <https://darebin.enotices.com.au> to register.

### BPay View

Register with your bank to have your rate notice delivered to your online banking.

BPay View allows your bank to notify you when your rate notice is available to view, making it easy to pay on time, every time.

Go to [www.bpay.com.au](http://www.bpay.com.au) for further information.



**National Relay Service**  
[relayservice.gov.au](http://relayservice.gov.au)

If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service.



**Speak Your Language**  
T 8470 8470

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### CITY OF DAREBIN

274 Gower Street, Preston | PO Box 91, Preston, Vic 3072  
T 8470 8888 | F 8470 8877 | E [mailbox@darebin.vic.gov.au](mailto:mailbox@darebin.vic.gov.au)  
[darebin.vic.gov.au](http://darebin.vic.gov.au)



the place to live

# Darebin: your place, our purpose!

Your rates help deliver over 100 services in Darebin



Find out more about what you get for your rates, and using Darebin services at

[darebin.vic.gov.au/your-rates-at-work](http://darebin.vic.gov.au/your-rates-at-work)



## Mayor's Message

Darebin City Council's 2024/25 budget will help deliver the actions in the final year of our Council Plan 2021-2025.

Your rates will help fund over 100 essential community services.

We're investing over \$174 million to deliver these services that will benefit all in our community.

Following community consultation, we have created a budget to balance current and future needs, while also ensuring Darebin is financially sustainable into the future.

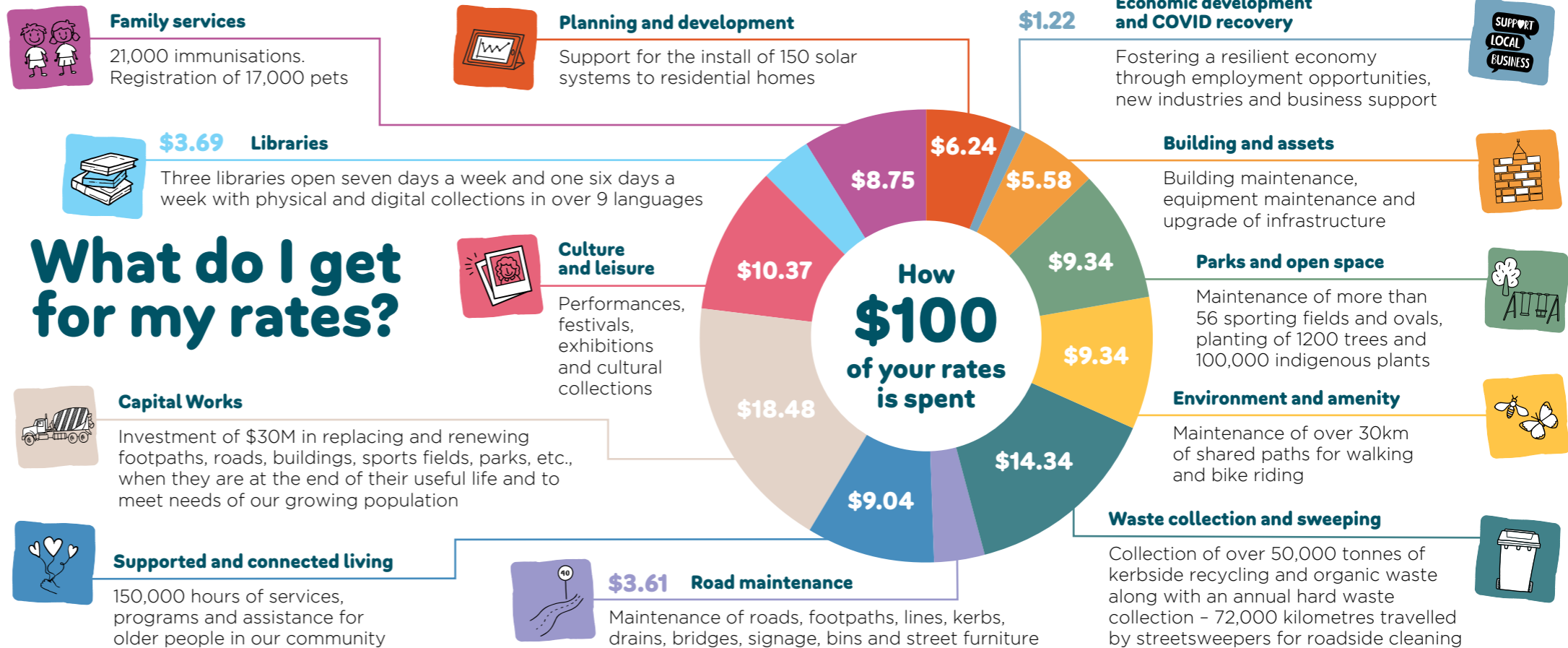
We are managing our budget responsibly so we can continue to deliver what's important to you and continue to be one of the top five most liveable council areas across metropolitan Melbourne.

Thank you to everyone who contributed to the development of our budget and provided their feedback.

Read more about our budget and what you get for your rates within this brochure.

Thank you for helping make Darebin a great place to live, work, study and visit for everyone.

**Cr Susanne Newton**  
Mayor



### How are my rates calculated?

Council rates are a property tax that is based on the valuation of each property. Rates are calculated using the Capital Improved Value (CIV) of your property.

Determining how much each property pays involves determining the total amount of rate revenue required and dividing this across the total value of all properties in the municipality to establish a rate in the dollar. The rate in the dollar is then applied to each individual property's CIV to calculate its rates.

**The formula to calculate rates is:**  
CIV x rate in the dollar = rates payable

Different property types (e.g. commercial, industrial) may be rated at a different rate in the dollar.

### Rate increase 2024/25

Each year the Minister for Local Government sets the rate cap amount based on the forecast Consumer Price Index (CPI) and advice from the Essential Services Commission (ESC). For the 2024/25 financial year, the Minister has set the rate cap at 2.75 per cent.

The rate cap applies to Council's total amount of rates revenue only - not individual properties. Individual rates bills may increase or decrease by more (or less) than the capped rise amount due to their annual valuation movements.

Only the general rate and municipal charges part of a rates bill are subject to the cap. Other parts, such as waste charges and other user fees and levies, remain uncapped.

### What are the other charges on my rates notice?

You'll notice three separate charges on your rates notice, these include:

- A **Kerbside Waste Service** charge for your bin collection and waste processing. This covers the cost of the food and green waste recycling service for all eligible households and the Victorian Government's increased landfill levy.
- A **Public Waste Service Rate** to pay for street cleaning, dumped rubbish collection and public litter bins throughout Darebin.
- A **Fire Services Property Levy** collected on behalf of the Victorian Government to help pay for the state's fire and emergency services.