

Your Rates and Charges



How are rates set?

Every year, the State Government limits how much councils can increase their total income from rates. This rate cap for 2025-26 was set at 3.00%. The real cost of inflation over the past year has been closer to 3.3%. Council is aware of the pressure this puts on households, just as it puts pressure on the cost of delivering the many services and projects we are committed to. Despite this, Council has been able to deliver a lower rate rise of **2.75%**. This has been achieved through careful financial management and represents a 16.6% discount to the inflation rate.

How are property valuations set?

Each year, your property is valued by the Valuer-General Victoria. This value is used to calculate your rates and land tax. Council does not control, and cannot impact, property valuations. We calculate your rates by multiplying the Capital Improved Value (CIV) by the applicable rate in the dollar that is set each year by Council as part of the annual budget process. This is shown below.

Council's Rate Notice is split into rates and the following compulsory charges:



Municipal charge

Supports the cost of Council providing more than 100 services to the community.



Bin collection costs

Charge to contract a service provider to collect waste and recycling from properties.



Community waste levy

Serves the Shire's public waste bins and operation and upgrade of the Resource Recovery Centre.

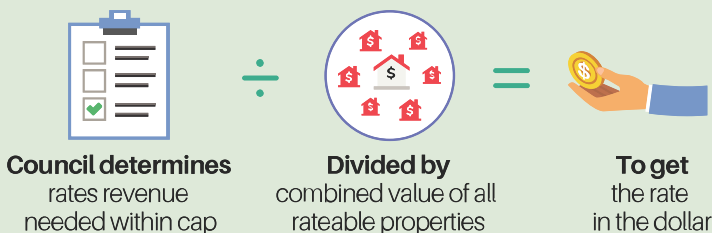


Emergency Services Volunteers Fund

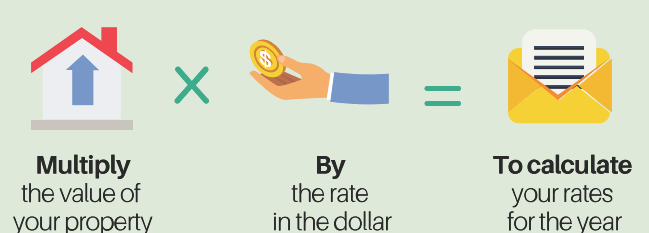
Council is required by law to collect on behalf of the State Government Revenue Office to fund the State Government Services.

How are my rates calculated?

Total rates for the municipality



What you pay





Council continues to fund the Outlying Communities Infrastructure Fund, which provides the opportunity to apply for grants up to \$20,000 out of a total funding pool of \$75,000. The Jamieson Community was awarded \$6,000 to build their new post and rail fencing at the 'Triangle' entrance to Jamieson township (pictured).

Differential rates explained

Council believes that fairness in rates is to share the charges between rating sectors from year to year. This method is called the 'pie model.' It means that each year, each rating sector should contribute a similar amount to the rating 'pie.' This approach provides stability and predictability to the impact of rates on households.

A differential rate can be used to ensure the proportion of rates collected is maintained between rating sectors. The balance is often disrupted by valuations going up more in some rating sectors and less in others. To prevent a skew in the proportion of rates paid by one sector, councils can alter the differentials/rates.

Rate in the dollar for each sector

The general rate in the dollar for each of these rating sectors is calculated by cents /\$CIV.

Rating category	cents/\$CIV
Residential	0.1689
Commercial	0.2802
Vacant	0.3288
Rural residential	0.1453
Farmland	0.1030

How is your money managed?

Council has a fiscally responsible budget that delivers on the feedback from our community. Our delivery rests on two non-negotiables: we listen to our community, and we manage ratepayer funds effectively. As a result, we have been able to deliver an average rate increase of only 2.56% per annum over the last 4 years. With this, we delivered Council's core services, addressed the backlog of work on our assets and met the changing needs of our community.

Waste charges have decreased despite significant cost increases in waste management from the State Government. For example, the EPA levy which is charged to Council for every tonne of landfill went from \$33.03 per tonne in 2019-20 up to \$84.78 in 2025-26. This is over double the cost. However, we've been able to reduce costs through renegotiation of waste service contracts and other cost saving initiatives.

Financial hardship

Any ratepayer experiencing difficulties paying their rates is encouraged to contact Council to discuss an alternative payment plan.



How \$100 of your rates is spent



Tip Vouchers are back

Tip Vouchers are back for green waste disposal. Ratepayers can collect 1 green waste voucher and take a load of green waste to the Resource Recovery Centre (RRC) free of charge. Collect your voucher from the Council office. We'll also have another Spring Clean Up event to help with preparing for the upcoming Fire Danger Period.

Free E-Waste Drop Off at RRC

E-waste drop off is now **free**. Any item with a plug, battery or power cord, from phones to refrigerators to fluorescent light tubes, must stay out of kerbside collection. The previous charge of \$10 per item has been lifted. TV, PC and IT peripherals cost \$12 as they have a cost for collection and processing from the supplier.

Annual Waste charges

Community waste charge to \$76.70	reduced by 11.1%
80L red bin to \$163.70	reduced by 5.2%
120L red bin to \$245.55	reduced by 5.2%
240L red bin to \$491.10	reduced by 5.2%
240L yellow recycling to \$131.70	reduced by 4.5%

FOGO bin service for urban areas is a 240L green bin charged at \$102.00	increased by 3.4%
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The average household waste charge will reduce by 6.1% to \$453.96 for those households not receiving a green bin. The average household waste charge will reduce by 4.5% to \$555.96 for those households who have a green bin.

Delatite Valley Plan

To strategically plan for the future, Council works with each community to create a plan that responds to the community's needs now and into the future. We've worked with the community on plans for Bonnie Doon, Goughs Bay and Merton. Now we're working on the Delatite Valley and next we'll develop a plan for Jamieson.

We have heard a lot of feedback on the Delatite Valley Plan so far and we want to hear more. The closing of engagement for the draft plan has now been extended until 31 August 2025. To view the draft plan, give feedback or complete our online survey, visit engage.mansfield.vic.gov.au.

RRC Re-sale Shop

Did you know we have a re-sale shop located at the RRC, 163 Monkey Gully Rd Mansfield? All funds raised from the sale of items help minimise waste recovery costs. The shop will be upgraded and expanded to allow more waste to be recovered from landfill.



EMERGENCY SERVICES VOLUNTEERS FUND (ESVF)



The Emergency Services Volunteer Fund which replaces and increases the Fire Services Property Levy will now appear on your rates notice.

The ESVF is a significant increase over the existing levy (FSPL), Council is required by law to collect this charge on behalf of the Victorian Government.

Council is required apportion the amount of rates received and pay this directly to the State Government.

Charges Council is required to collect on behalf of the Victorian Government	
ESVF Land Use Category: Residential	AVPCC: 110
Emergency Services Volunteer Fund (ESVF) (0.0001730 x \$642,000)	\$111.06
Fixed charge	\$136.00
Subtotal	\$247.06
This is a new tax which replaces and increases the Fire Services Property Levy. By law, Council must apportion the amount received from ratepayers between rates and the ESVF and pay the ESVF amount directly to the State Government.	

2025-26 Projects

Council received more than 117 submissions during budget consultation. Every submission was considered and many have been included in the 2025-26 budget.

Council has budgeted for a record Capital Works program for 2025-26 of \$22.28 million. This will be funded with \$13.9 million from government grants, \$99,000 from development contributions and \$8.26 million from Council operations.

Completion of the Mansfield Heritage Museum Building. Fit out will be completed within FY25/26.



The Goughs Bay Boat and Recreation Club development was completed in the FY24/25.



We completed multiple shared paths in the FY24/25 year including footpaths at Piries-Goughs Bay Road, Kidston Parade, and Mansfield Whitfield Road.



Some of the key infrastructure projects to be undertaken this year include:

- Station Precinct Package Upgrades including:
 - Station Precinct Museum Fit-out
 - All Abilities Play and Adventure Playground
 - Fertiliser Shed Refurbishments
 - Mullum Wetlands Rejuvenation
 - Off Leash Dog Park
 - Pump Track
- IMPACT Route Upgrades - Highton Lane roundabout
- Lords Pavilion Construction
- Play Our Way - Sporting Complex Female friendly change rooms
- Dead Horse Lane / Mansfield-Whitfield Rd Roundabout

2024-25 Highlights

Some of the key infrastructure highlights from last year include:

- IMPACT Route upgrades - Highton Land and Rifle Butts Road
- Mansfield Heritage Museum Reception fit out
- Completion of shared footpaths at Piries-Goughs Bay Road, Kidston Parade, and Mansfield-Whitfield Road
- Installing the Mansfield based weather station
- Completion of stormwater and bridge upgrades, including addressing long-standing flooding issues on Rowe Street
- Expansion of Youth Centre programs
- Goughs Bay Plan Completion
- Project CODI implementation of new planning, building and regulatory systems
- Completion of the Goughs Bay Boat and Recreation Club development

We know that roads are important for our community. That's why we graded 486km of roads last year.

