

ANNUAL RATES 2026-2027

Your Rates and Charges



How are rates set?

For 2026-27, the state government set a rate increase cap at 2.75%. The cost of inflation over the past year has been closer to 4%. Council is aware of the pressure cost of living puts on ratepayers.

That's why, through careful financial management, we have delivered a below cap rate rise of **2.65%**. This represents a 33.75% discount to the rate of inflation.

How are property valuations set?

The Valuer-General Victoria values your property each year and this value determines your rates. Rates are calculated by multiplying the Capital Improved Value (CIV) by the rate in the dollar Council sets annually in its budget.

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



Municipal charge

Supports the cost of 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 of the Resource Recovery Centre.

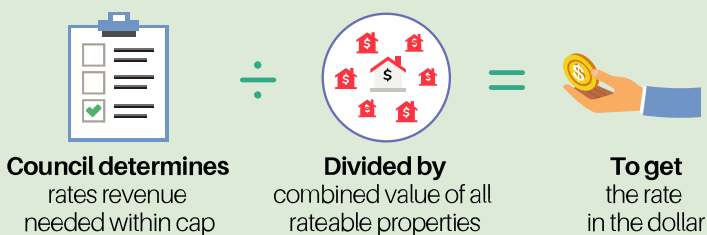


Emergency Services Volunteers Fund

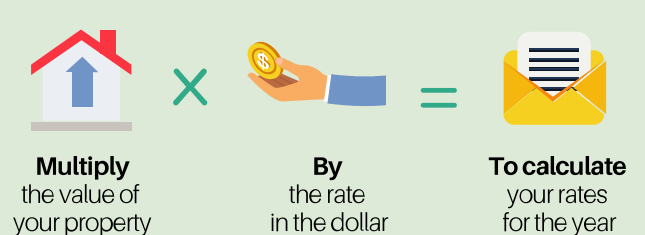
Council is required by law to collect the ESVF on behalf of the state government.

How are my rates calculated?

Total rates for the municipality



What you pay



 **03 5775 8555**

Mansfield Shire Council
33 Hightt Street, Mansfield VIC 3722

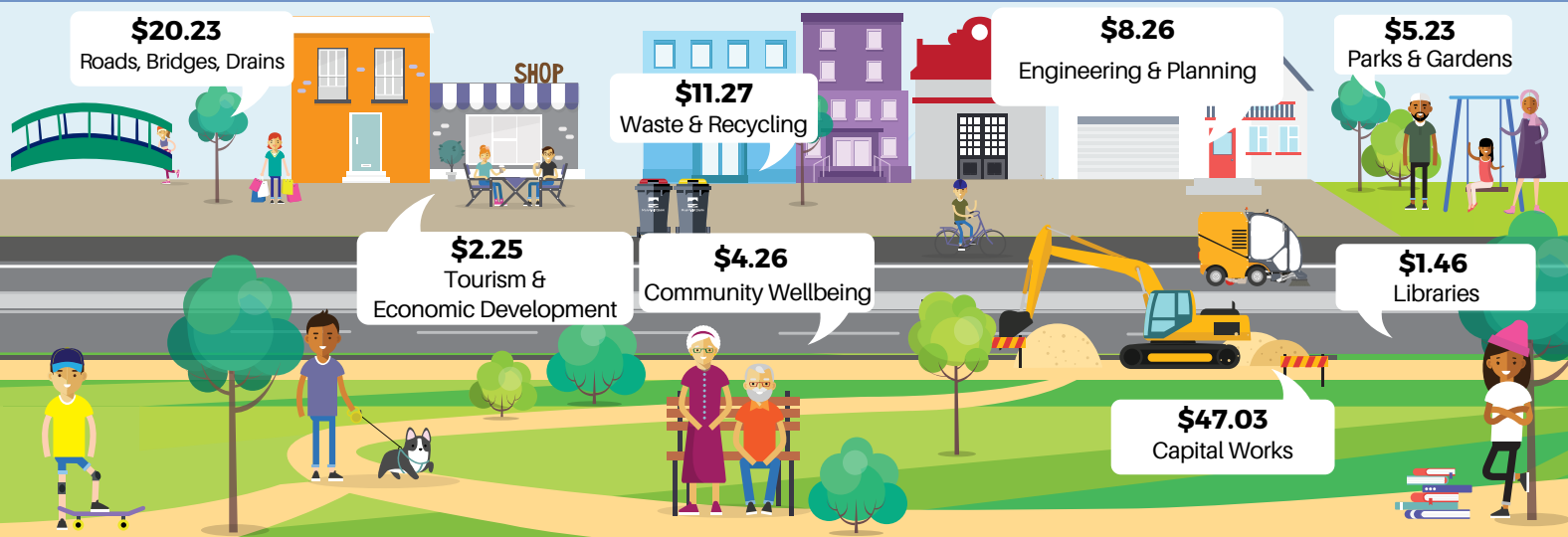
 rates@mansfield.vic.gov.au

 mansfield.vic.gov.au




Mansfield Shire

How \$100 of your rates is spent



Differential rates explained

Council believes rates should be shared fairly between different types of properties each year, with each group contributing a similar share of the total. This keeps rates stable and predictable for households. Property values don't always rise evenly across groups. When they don't, Council can adjust rates for each group to maintain that fair balance.

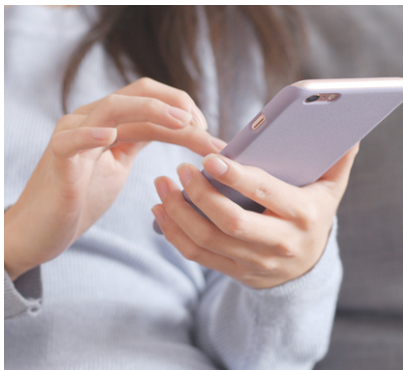
Rate in the dollar for each sector

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

Rating category	cents/\$CIV
Residential	0.1715
Commercial	0.2709
Vacant	0.3429
Rural residential	0.1475
Farmland	0.1046

Financial hardship

Ratepayers experiencing difficulty paying their rates are encouraged to contact us to discuss a payment plan.



How is your money managed?

Council is committed to fiscal responsibility, listening to our community and providing value for money for ratepayers.

As a result, we've kept the average rate increase to just 2.79% per annum over the last four years, while delivering core services, addressing our asset backlog and meeting our community's needs.

In 2026, Billy's House in Bonnie Doon was amongst the recipients of the Outlying Communities Infrastructure Fund which provides community groups grants of up to \$20,000.



Annual Waste charges

Community waste - \$76.70
80L red bin - \$163.70
120L red bin - \$245.55
240L red bin - \$491.10
240L yellow recycling - \$131.70
240L FOGO green bin - \$102.00

The average household waste charge for households who do not have a green bin will remain at \$453.96. The average household waste charge for those who have a green bin will remain at \$555.96.

7-days a week at MRRC

From 2026-27, the Mansfield Resource Recovery Centre will operate seven days a week, providing greater convenience for residents. Importantly, this expanded service has been achieved through efficiencies within existing budgets and will not increase costs to ratepayers.

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 community waste recovery costs.

Public Bin Upgrade Project

Council is currently undertaking a multi-year project to upgrade the shire's bin stocks to reduce illegal dumping of waste by providing more public bins for community and visitor convenience.

Local photographers have kindly provided beautiful photography that celebrates the heritage and natural beauty of our region.

Be sure to scan the QR codes on the bins to find out where the photos were taken and who took them.



EMERGENCY SERVICES VOLUNTEERS FUND (ESVF)

A screenshot of a 'Valuation, Rate, Charge and Levy Notice' from Mansfield Shire. The notice is for property owner S SMITH at 33 Highett Street, Mansfield VIC 3722. It details property information, rates, and various charges. A red arrow points from the 'Charges Council is required to collect on behalf of the Victorian Government' section to a red-bordered box on the right. The notice also includes a 'Rates Payment Slip' at the bottom left.

Rates notices in Victoria now include Emergency Services and Volunteers Fund (ESVF) charges.

By Law, Council must apportion the amount received from ratepayers between rates and ESVF and pay the ESVF directly to the State Government.

Charges Council is required to collect on behalf of the Victorian Government

ESVF Land Use Category: 117 AVPCD: Residential Rural / Rural Lifestyle (0.4 to 20 Hectares)

Emergency Services Volunteers Fund (ESVF) (0.000173 x \$1,000,000)	\$173.00
Fixed Charge	\$139.00
Concession	-\$50.00
Subtotal	\$262.00

This is a new tax which replaced and increased 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.

Council will deliver comprehensive upgrades to the Mansfield Swimming Pool in 2026-27



Council's 2026-27 Projects

The 2026-27 Budget reflects Council's commitment to responsible financial management while continuing to invest in the infrastructure, services and facilities needed to support our growing community.

Council received 45 submissions from the community during budget consultation. Every submission was considered and 80% have been included in the adopted 2026-27 budget.

Ideas from the community that have been incorporated into this Budget include:

- Planning for a new bike pump track in Jamieson
- Upgrades to Mansfield Shire roads and paths
- Improvements at College Park
- Improvements at Bonnie Doon Community Centre
- Enhanced recreational facilities at the Mansfield Aquatic Centre and Station Precinct.

Council has also continued to advocate for external funding, with more than \$13.6 million in grant-funded projects to be delivered across the shire this year. Securing this funding reduces the burden on ratepayers while allowing important community infrastructure to be delivered sooner than would otherwise be possible.

Major projects this year include continued development of the Mansfield Station Precinct, completion of the Lords Reserve redevelopment, upgrades to the Mansfield Aquatic Centre and improvements to the Mansfield Sporting Complex. Together, these projects represent one of the most significant infrastructure investment programs undertaken by Council.

Lords Reserve is one of several projects that make up one of Council's most significant infrastructure investment programs



The Mansfield Resource Recovery Centre moved to a 7 day operating week in 2026

