

Your home

Council Rates

When you own a house you must pay money to Council each year which is known as your rates. Rates are used to provide services for the community including rubbish collection, roads and footpaths, park lighting, parks and gardens and recreational facilities. Council uses property values as the basis for calculating how much you pay in rates. There is also a separate garbage charge for 120 litre waste bins and 240 litre green waste bins.

You can choose to pay your rates in one lump sum or in four instalments. If you are paying in one lump sum, you must pay the full amount by 15 February each year.

If you choose to pay by instalments, payments are due on the following dates each year:

1st instalment – 30 September

2nd instalment – 30 November

3rd instalment – 28 February

4th instalment – 31 May

For more information or to find out how to pay your rates please call us.

Extending your home or building a new home

If you are building a new home or planning to extend your home, you will need to apply for a planning permit and a building permit.

Staff at Banyule Council will be happy to provide information and advice to help you with your building project. We can also help you create a sustainable building project.

A planning permit may also be needed for the removal of trees.

Fire hazards

To protect everyone's safety you must keep your property free from fire hazards such as long grass or debris. The Council may clear fire hazards at your expense.

Incinerators and Burning Off

To reduce air pollution, you are not allowed to use incinerators or burn off in the open air. Unwanted material should be composted, mulched, recycled or placed in rubbish bins.

Indoor fire detectors

Make sure you have operating fire detectors installed inside your house so that if there is a fire the residents will be warned by the alarm going off. Its best to change the batteries every 6 months, if you do this at the start and end of daylight savings time its easy to remember.

Continued overleaf

Your home

Mowing lawns

You can only use lawn mowers from 7am-8pm Monday to Friday and 9am-8pm on weekends and public holidays.

Overhanging branches

Overhanging trees or shrubs can be dangerous. Please keep them trimmed back to the property line and/or high enough off the ground to allow people to walk underneath.

Property numbers

Council gives every property a number. If you own or occupy a property, you must make sure the number can be seen easily from the road. This is important so that if there is an emergency, the police, ambulance or fire service can find you quickly.

Saving energy

Saving energy will save you money and more importantly, it will reduce the gases that damage our atmosphere. Here are some easy ways to save energy:

- Switch off lights and appliances when not required.
- Use energy efficient light globes
- Choose appliances with a good Energy Rating and make sure they are installed correctly.
- Dry your clothes on a clothes line rather than using a clothes dryer.
- Use insulation; fill cracks and holes, close doors.
- Turn off heating or cooling when you leave the house.
- Have a shorter shower and use a water efficient shower head.
- Wash your clothes with cold water.
- Use public transport, ride your bike or walk.

You can also join the Sustainable Homes Program by registering at www.sustainablehomes.vic.gov.au

For more information on the environment and how to care for it please contact us.

If you would like more information and need the help of an interpreter, please contact **TIS National on 131 450** and ask to be connected to **Banyule Council on 9490 4222**.

Otherwise you can contact Banyule Council by calling our Customer Service team on 9490 4222, visiting one of our Service Centres in Ivanhoe or Rosanna or emailing us on enquiries@banyule.vic.gov.au