

Frequently asked questions – Special Charge Schemes



What is a Special Charge Scheme?

A special charge scheme is a funding method that allows the Shire to recover the cost of infrastructure works from property owners who will gain a special benefit as a result of the works.

I thought my rates covered infrastructure works. Why use a Special Charge Scheme?

Due to the increase of more permanent residents on the Mornington Peninsula, there is a greater expectation that roads are sealed, and footpaths provided. In response, the Shire has historically used Special Charge Schemes to provide this infrastructure that otherwise would not be built through rate revenue alone.

I have never heard of Special Charge Schemes. Is this new?

No. The Shire has a long history of using special charge schemes to fund the construction of roads, car parks, footpaths and drainage works. All special charge schemes are conducted in accordance with the Special Charge provisions of the Local Government Act 1989.

Why have I been included in the scheme?

Your property has been included in a proposed scheme based on the special benefit that the land will receive from the works.

What is special benefit?

Special benefit is the benefit received by the land (rather than a particular person) as a result of the works which is above and beyond the benefit received by a member of the general public. Infrastructure works typically provide benefits such as improved amenity, safety, access, drainage, increased property values and other benefits depending on the nature of the works.

Would I be able to pay off a special charge over time?

Yes. All special charges can be paid in instalments over a period of up to 15 years, depending on the value of the special charge.

What happens after the survey?

Soon after the survey closes, you will receive another letter explaining the results. These results will largely determine whether the project proposal will proceed. The results will also be reported to Council.

If the project is to proceed to the next stage, a concept plan and detailed cost estimate will be prepared and made available at a property owners' information session. After the information session the formal, statutory consultation period will begin whereby you may make a formal submission or objection.

If the project is not supported by property owners, either at the survey stage or in formal consultation, it will not proceed, and the road will remain as it is currently.