

GUIDE: BRAC RATE BOOKS

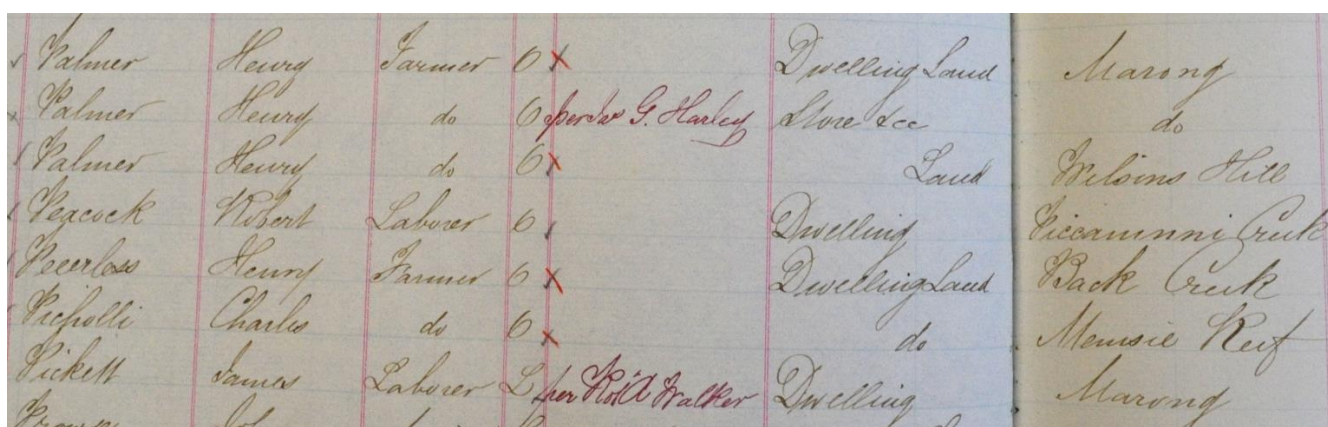
About Rate & Valuation Books

Rates are taxes collected by local governments based on a percentage of the value of a property. Rates are one of the oldest forms of taxation used in Australia. Their annual collection means that for many councils there is an annual record of each property and its owner. Rate records were catalogued as rate books, valuation books, rate records, rate cards, or registers of rateable properties.

All of the rate books in this Guide can be ordered via the PROV catalogue. Visit our [Maps & Plans](#) page for resources that will help you identify which council's records are relevant to your search.

About the Rate Books at BRAC

City of Sandhurst-City of Bendigo Rate Books



1856-1892 and 1895-1903

For each rateable household, the following information was generally collected:

- Rate payer (occupant) and their occupation
- Owner of the property (where different to the occupier), and sometimes their address
- Brief description of property (land, house, hut, hotel, building etc)
- Location of property – street and sometimes corner intersection
- Value of property assigned and the rates collected

The information is recorded by street or portions of streets in various areas of Bendigo - the rate collector selected points in various parts of Bendigo and worked outwards in concentric circles, taking in various parts of streets at a time. This structure enables researchers to track a person or property over time.

A free, online index exists for this collection (<http://glcrates.ncgrl.vic.gov.au>). It contains all the information in each record within the Rate Book (for each year), including the rate number which can then be used to locate that record in the original Rate Book. The search function does not include a wildcard option but multiple terms can be used to refine results (i.e. surname and street); results can be sorted by year, owner, occupier.

The Rate Books for 1892-96 are closed for access due to water damage and cannot be ordered.

3	Kairns	Joseph Francis	Laborer	Cahill	(John (Michael John	Farmer Baker
4	Marchingo	Dorothy Jean	H-Duties			
5	McCarthy	Michael Thomas	Clerk	Exs. John McCarthy		
6	Bendigo District Grocers Association					
7	O'Connell	John Michael	Cordial Manufacturer			
8	Hoban	Mary Josephine	H-Duties W.			
	Pitson	James Peter	Wheelwright			
	Brasier	Eileen Mary	H-Duties			
	Davies	Mary	H-Duties	Exs. Mary Hogan		
	Suurpaa	Mauria Aulis	Watchmaker	Gallagher	(Brendan Daniel (Aileen Mary	Agent H-Duties

1903-1958

The information collected and the way it is recorded is the same as for the earlier period though after 1906, street numbering was introduced to Bendigo and this is also recorded in most cases. Be aware when researching that street numbers in many parts of Bendigo changed between 1956-1966. This means that any one property may have had two, separate addresses over time e.g. modern day 82 Wade Street may have been 4 Wade Street prior to the number changes.

No index exists for this series, but the earlier index can aid in locating the correct area in 1904-1914 records by searching the street and selecting an entry for 1903 and searching the pages around the corresponding rate number.

Each rate book in this series is divided into the three wards, so your search can be refined by knowing if the relevant property is in Sutton, Darling or Barkly (a ward map can be found in the [Maps & Plans](#) section of the website).

The books change from being handwritten to being type set in the 1930s.

For access to rates records covering 1959-1970 please contact the Rates Department at the City of Greater Bendigo via 03 5434 6000.

23	2566040700	06450	T MCMAHON	SV	9000 GEN 1	270.75
24	7 MARGARET CRESCENT		7 MARGARET CRESCENT	CIV	28500 GAR 1	57.20
25	C/A PA457 S&C H		BENDIGO VIC 3550	NAV	1425	
26					PROP TYPE:HO	
27			- * MCMAHON ,THERESA			
28			- MCMAHON ,GORDON JAMES			
29			- MCMAHON ,WILLIAM ARTHUR			
30						
31	2566040900	06451	NR SMITH	SV	9000 GEN 1	318.25
32	9 MARGARET CRESCENT		9 MARGARET CRES	CIV	33500 GAR 1	57.20
33	C/A PA457 S&C H		BENDIGO VIC 3550	NAV	1675	
34					PROP TYPE:HO	
35			- * SMITH ,NORMAN ROBERT			

1971-1994

For each rateable household, the following information was generally collected:

- Rate payer (owner) and their address if they aren't also the resident
- Title information – parish section and crown allotment/lot/subdivision number
- Location of property – full street address
- Value of property and the rates collected

Properties in this series are recorded in full natural order of street, by even then odd numbers.

Each year is divided into three separate books by ward so you will need to know if the street in question is in Sutton, Barkly or Darling ward before ordering from this record series.

Borough of Raywood Rate Books

95	Lakeman	Mabel	widow lady	Raywood
96	Lemon	John	miner	Raywood Gully
97	Lennon	Ellen	hotel keeper	Raywood
98	McKay	Alexander	bootmaker	"

1865-1883 and 1896-1915

For each rateable household, the following information was generally collected:

- Rate payer (occupant) and their occupation
- Owner of the property (where different to the occupier), and sometimes their address
- Location (sometimes with address) and description of property including acreage if land
- Value of property and rates due

The Raywood Rate Books are ordered alphabetically by surname.

Borough of Eaglehawk Rate Books

786	Hestwood	Samuel	"	"	"
787	Pala	Peter	"	black Frederick	" Laidlaw's Rd
788	Snell	Richard	"	"	" Snobs Hill
789	Young	George	"	"	" "
790	Beehive Crushing Works	"	"	"	Crushing Works to Laidlaw's Rd
791	Holmes	John	gentleman	"	Land "
792	Lee	Patrik	miner	Barrick John	House Land "

1864-1947

For each rateable household, the following information was generally collected:

- Rate payer (occupant) and their occupation
- Owner of the property (where different to the occupier), and sometimes their address
- Description of property and street address
- Value of property and rates due

There is a searchable index for Eaglehawk Rate Books 1855 to 1899 available on the two Goldfields Library family history computers (log on with your library card or ask the reference desk librarian for access).

Borough of Heathcote Rate Books

Rate	of Person Rated.	of Person Rated.	Occupation.	Rateable Property.	Situation of Rateable Property.
483	Allen	✓		Cottage	Old Race Course
484	Jung	✓	Gardener	Shed garden	Mr. Swan Ck
485	Monaghan	✓	Labourer	Cottage	Creek Flat
486	Golding	✓		"	Kilmore Road
487	Beck	✓	Clergyman	"	

1859-1892

For each rateable household, the following information was generally collected:

- Rate payer (occupant) and their occupation
- Description of property
- General location only, sometimes street address included but not always
- Value of property and rates due

The Heathcote Rate Books are ordered by street as the collector travelled around Heathcote (not alphabetically by surname).

Shire of Mclvor Rate Books

Sutton	William	Wm		Cottage	Bookefield
Sherwood	W C	Farmer		Lot 5	152 ac Boonahook W
Short	Ellen			20 ac	Dwelling Poobooac
Short	James	Farmer		340 ac	Poobooac
Short	Thomas			10	"

1879-1948

For each rateable household, the following information was generally collected:

- Rate payer (occupant) and their occupation
- Owner of the property (where different to the occupier), and sometimes their address
- Description of property (i.e. cottage) and acreage if land
- Township location
- Value of property and rates due

The Mclvor Rate Books are divided into four ridings – Eastern, South Western, Northwestern and Central – and are then ordered alphabetically by surname of occupant.

Shire of Rochester Rate Books

8	Farrow	James	-	dealer
9	Ferguson	Jas M. Sons of Mrs Williams,	Ball	
10	Fitzgerald	Julia Mary	Roch	h.d
11	Fitzgerald	Patrick Francis	-	plumber
12	Fitzgerald	Wm. E.	-	-
13	Fletcher	Leonard	-	printer

1909-1968

For each rateable household, the following information was generally collected:

- Rate payer (occupant) and their occupation
- Owner of the property (where different to the occupier), and sometimes their address
- Parish plan details – parish, section & allotment
- General location of property (usually a street address is included for Rochester township)
- Description of property (i.e. stables, shop) and acreage if land
- Value of property and rates due

The Rochester Rate Books are divided into four ridings – Northwest, Southwest, Central & Rochester – and within each, ratepayers are ordered alphabetically by surname.

Shire of Huntly Rate Books

Surname	Christian Names	Full Address	Nature of Calling or Occupation	OWNER— NAME, ADDRESS AND OCCUPATION	Section	Allotment	Parish
Allen	Elizabeth	Huntly	A.R.		13	134, 135, 136, 137, 145	Bagshot
Allen & Jones		"	"			6	Aford
Ayton	Algar	Bagshot	Turner		5/7	17, 18/5	Bagshot
"	Victoria	"	"		7	2	"
Bacon	Herbert	Epsom	Turner		1/8, 24	1/1, 24	Elmore

1936-1947

For each rateable household, the following information was generally collected:

- Rate payer (occupant) and their occupation
- Owner of the property (where different to the occupier), and their address
- Location of property either generally (i.e. Elmore district) or address (i.e. Clark Street, Elmore)
- Parish plan details – parish, section & allotment
- Value of property and rates due

The Huntly Rate Books are divided into four ridings – Northern, West, South & Goornong – and within each, are ordered alphabetically by surname of occupant. Soldier Settlement details are also recorded in later editions.

Shire of Marong Rate & Valuation Books

1863

Uncatalogued – order for access in the Reading Room by direct email to BRAC.

274	Palmer	Henry	Farmer	OX	Dwelling Land	Marong
275	Palmer	Henry	do	Operator G. Stanley	Shed etc	do
276	Palmer	Henry	do	OX	Land	Wilson's Hill
277	Pepcock	Robert	Labourer	OX	Dwelling	McCann's Creek
278	Peacock	Henry	Farmer	OX	Dwelling Land	Wade Creek
279	Piccolli	Charles	do	OX	do	Mousie Reef
282	Pickett	James	Labourer	OX	Dwelling	Marong
281	...	...	...	...	...	...

1864-1964

For each rateable household, the following information was generally collected:

- Rate payer (occupant) and their occupation
- Owner of the property (where different to the occupier), and sometimes their address
- Description of property (i.e. hut, shop, house)
- General property location (i.e. Myers Creek, Napoleon Gully)
- Value of property and rates due

Marong rate books are divided firstly into three ridings, and within each riding, into Parish areas. At the start of each Riding is an index to the Parishes but they tend to run in alphabetical order. Records are then listed alphabetically by surname of the rate payer.

Shire of Strathfieldsaye Rate Books

No. on the list.	Surname of Person Rated.	Christian Name of Person Rated.	Trade or Occupation.	Name of Owner of Rateable Property.	Description and Situation of Rateable Property.	Net Annual Value.	Rate
381	Lowe	Thomas	farmer	Occupier	land, Sedgwick	40	
382	Somerville	William	orchardist	do	garden Sheepwash	25	
383	Somerville	William (jun.)	do	do	do do	25	
384	Somerville	John	do	do	orchard Axe Green	25	
386	Rome	Eleanor	do	do	orchard Sheepwash	20	
387	...	...	...	...	...	15	

1864-1973

For each rateable household, the following information was generally collected:

- Rate payer (occupant) and their occupation
- Owner of the property (where different to the occupier), and sometimes their address
- Description of property and acreage if land
- Location – mostly general (i.e. Sheepwash) but for later dates, also some by road (i.e. Upper Emu Road)
- Value of property and rates due

Strathfieldsaye Rate Books are divided into three ridings – Mandurang, Strathfieldsaye & Axedale – and are then in order of occupants as the rate collector walked around the district (not alphabetical by surname).