



Mansfield Shire

33 Highett St, Mansfield  
Private Bag 1000  
Mansfield VIC 3724

P: (03) 5775 8555  
E: council@mansfield.vic.gov.au  
mansfield.vic.gov.au

Assessment Number

A6317

1 July 2024 to 30 June 2025

Date issued: 19-08-2024

Valuation date: 01-01-2024

# Valuation, Rate, Charge and Levy Notice

TAX INVOICE - ABN 74 566 834 923



030-3102 (2014)

[Additional Information for Ratepayers](#)

JOHN DE NEEFE PTY LTD ERCILIA NOMINEES  
PTY LTD  
Po Box 454  
KEW EAST VIC 3201

## Property Details

**LOCATION:** 403 Coles Road WOODFIELD  
**PARCEL SUMMARY:** Lot 2 PS 120442

**Capital Improved Value:** \$1,050,000  
**Site Value:** \$640,000  
**Net Annual Value:** \$52,500  
**Ward:** Mansfield  
**Area (Ha):** 32.52Ha

## Council Rating Details and Fire Levy

	Amount
General Rates (0.001 x \$1,050,000)	\$1,050.00
Municipal Charge	\$347.00
Community Waste	\$86.29
120L Garbage Bin	\$259.08
Recycle Bin 240L	\$137.87

## Fire Service Property Levy

	Amount
Fire Services Property Levy (\$267.00 + 0.000287 x \$1,050,000)	\$568.35

**AVPCC:** 530 **FSPL Land Use Category:** Mixed farming and grazing (generally more than 20 ha)

**RATED AS:** FARMLAND

**Total Payable:** \$2,448.59

**The Fire Services Property Levy is collected for the State Government. It does not form part of Council revenue.**

## Payment Options (by Four Instalments)

1st Instalment  
Due 30/09/2024

\$612.59

2nd Instalment  
Due 30/11/2024

\$612.00

**Please note:** Payments made within the last 14 days are not shown on this Notice.

3rd Instalment  
Due 28/02/2025

\$612.00

4th Instalment  
Due 31/05/2025

\$612.00

## Rates Payment Slip

Invoice ABN 74 566 834 923

**Owners Name** JOHN DE NEEFE PTY LTD ERCILIA N  
**Assess Number** A6317  
**1st Instalment** \$612.59  
**Payment Due Date** 30-09-2024



**Biller Code:** 258848  
**Ref:** 1000063170

BPAY® this payment via Internet or phone banking.

BPAY View® – View and pay this bill using internet banking.

BPAY View Registration No.: 1000063170

\*Registered to BPAY Pty Ltd ABN 69 079 137 518

## INFORMATION FOR RATE PAYERS

Instalments are due on the following dates:

- 1st Instalment 30/09/2024
- 2nd Instalment 30/11/2024
- 3rd Instalment 28/02/2025
- 4th Instalment 31/05/2025

If you wish to pay in a single lump sum, this payment must be made by 30 September annually.

**There is no provision to pay in full at a later date.**

## LEVELS OF VALUE/RATING BASE

All properties have been valued at a level of value (market value) date of 1 January 2024. The Council uses the value of your property (Capital Improved Value) to calculate the General Rate and FSPL component of your rates. Valuations may be used by other authorities for the purpose of a rate or tax.

## PENSION CONCESSIONS

If you hold a Pension Concession Card issued by Centrelink or Department of Veteran Affairs or a Department of Veteran Affairs Gold Card specifying TPI or War Widow, you may be eligible for a concession on your Rates and Fire Services Property Levy. Pensioners who received a Rate & FSPL rebate last year and who are still eligible will find the current rebate has been calculated and deducted automatically. Pensioners who are now eligible can make application at the Municipal Office or through Council's Website.

## INTEREST ON RATES & FSPL

Interest will apply on all overdue amounts unless payment is received on or before the due date. Interest is set at 10% and accrues from the relevant instalment due date until date of payment. *Section 172(2)(a) of the Local Government Act 1989* requires that interest on unpaid rates and charges is to be calculated at the rate fixed under *Section 2 of the Penalty Interest Rates Act 1983*. The Penalty Interest Rate is set annually by the Attorney-General.

## ALLOCATION OF PAYMENTS

All payments will be allocated as follows:

1. Legal Costs owing, 2. Interest owing, 3. Arrears owing, 4. Rates & Charges  
Council reserves the right to apply the amount received in accordance with the Order of allocation listed above.

## MUNICIPAL CHARGE & FSPL FIXED CHARGE EXEMPTION

A Council may declare a municipal charge to cover administration costs of the Council. If your Single Farm Enterprise (SFE) receives multiple rate notices you are only liable for one Municipal charge, Community Waste Levy & Fixed FSPL charge. SFE application forms are available on Council's website.

## ARREARS, DEBT RECOVERY AND LEGAL ACTION

All amounts showing as arrears and interest must be paid immediately except in cases where Payment Plans are in place. If you have an Payment Plan in place with Council to repay an existing debt, this debt continues until the debt is paid in full. If the Payment Plan is not maintained, debt recovery action may proceed. Please note that payments made within the last 14 days may not appear on this notice. Councils Debt Collection Agency (Midstate Credit Collect Pty Ltd) will be engaged to recover outstanding amounts.

## PAYMENT DIFFICULTIES

If you have any difficulty paying your rates and charges, please contact the Revenue Team immediately to discuss more suitable methods of payment. The Local Government Act 1989 allows Council to waive or defer payment of any rate, charge, or interest if a person can demonstrate **Financial Hardship**.

A **Payment Plan** may be organised by completing the online application form on Council's website or call Revenue Unit (03 5775 8555). All requests are treated confidentially. Establishing a payment plan will prevent costly legal action.

<https://www.mansfield.vic.gov.au/Community/Residents/Rates/Pay-Your-Rates>

## PAYMENT ASSISTANCE

People from all walks of life can find themselves with money problems. Financial counsellors are non-judgmental, qualified professionals who provide information, support, and advocacy to people in financial difficulty. Mansfield Shire Council offers this Service, which is free, independent, and confidential. PH: (03) 5775 8569 or contact National Debt Helpline on 1800 007 007.

## CHANGE OF ADDRESS

All changes to your contact details must be lodged in writing. Please email us or complete and return the Change of Address form which can be obtained from Council reception or the Council website. <https://www.mansfield.vic.gov.au/files/assets/public/documents/rates/change-of-details.pdf>

**Rates Notice will be automatically emailed to you.** If you wish to receive your Rate Notices by Post, an Annual Postage Fee will apply.

## REPLACEMENT RATE NOTICES

Please note requests for replacement Rate Notices incur a fee of \$10.

## RATE CAPPING

Council has complied with the Victorian Government's rates cap of 2.75%. This does not mean your Rates have increased by 2.75%. <https://www.mansfield.vic.gov.au/Community/Residents/Rates/Rates-Charges-Explained#section-3>

The cap applies to the average annual increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons –

- (i) the valuation of your property relative to the valuation of other properties in the municipal district.
- (ii) the application of any differential rate by Council.
- (iii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

## FIRE SERVICES PROPERTY LEVY

Council has been appointed to collect the Fire Services Property Levy (FSPL) on all land within the Mansfield Shire Council. In accordance with the *Fire Services Property Levy Act 2012*. This levy is passed on in full to the State Government to fund Fire Rescue Victoria. Further information can be found at [www.firelevy.vic.gov.au](http://www.firelevy.vic.gov.au)

## OBJECTION AGAINST VALUATION

Property owners have a right under the *Valuation of Land Act 1960* to object to the valuation of their property. **Objections must be lodged within 2 months of the issue of the Annual Rate Notice.**

If your objection is successful, adjustments will be made to your Notice in the New Year.

**Rates and charges must be paid by the due date to avoid interest being charged.** Objection forms are obtainable on Council's website or from Council.

## OBJECTION TO FSPL

Full objection rights under *Section 17(g) of the Valuation of Land Act 1960* include the ability to object to the Australian Valuation Property Classification Code (AVPCC) allocated to a property. The AVPCC code forms the basis of the property class for the FSPL.

## RATING CLASSIFICATION

Each property has been classified for rating purposes in accordance with Council's Revenue and Rating Plan.

If the use of your property has changed or you disagree with your property's rating classification, you may apply for reclassification, please contact Council's Revenue Team.

**This must be done within 30 days of receiving this notice.**

Based on your current Capital Improved Value, if your property was reclassified, your rates payable (excluding Waste and Fire Services Property Levy) would be:

**Capital Improved Value (CIV)** \$1,050,000

Rate Code	Rates/\$	Amount
Residential	0.001635	\$1,716.75
Rural Residential	0.001406	\$1,476.30
Farmland	0.001000	\$1,050.00
Vacant land	0.002942	\$3,089.10
Commercial	0.002714	\$2,849.70

## APPEAL AGAINST RATE

Under *Section 184 of the Local Government Act 1989*, aggrieved persons have the right to appeal to the County Court on specific grounds (within 60 days of receiving this Notice) regarding the Council rates and charges contained in this notice.

## PRIVACY STATEMENT

Mansfield Shire Council collects personal information for the purposes of carrying out its functions and facilitating the operation of various other Acts of Parliament including the *Fences Act 1968*. We may disclose this information where required to our contractors, adjoining owners or where there is a legislated requirement.

## MORE INFORMATION

For more information, go to [mansfield.vic.gov.au](http://mansfield.vic.gov.au) and search for "Rates" or email [council@mansfield.vic.gov.au](mailto:council@mansfield.vic.gov.au)

Rates Explained <https://www.mansfield.vic.gov.au/Community/Residents/Rates/Rates-Charges-Explained>

Rate Payments <https://www.mansfield.vic.gov.au/Community/Residents/Rates/Pay-Your-Rates>



## Mail

Detach payment slip and mail with payment to:

Private Bag 1000,  
Mansfield VIC 3724

**Please make cheques payable to Mansfield Shire.**

Please note that receipts will not be issued for mailed payments.



## In Person

Present this notice intact at the Council Offices:

33 Highbett Street Mansfield  
Cheque, Credit Card and Eftpos available.



## Direct Debit

Contact Council to arrange regular payments or download the Direct Debit forms from the website.



## Internet

Pay over the internet, log-on to [mansfield.vic.gov.au](http://mansfield.vic.gov.au)



Scan for rates payment page



## Telephone

To Pay using Visa or Mastercard call **1300 105 487**  
24/7



Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to [servicesaustralia.gov.au](http://servicesaustralia.gov.au) for more information on how to set up your Centrepay deductions.



Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.

You will need to enter the Biller Code and BPAY® reference number on the front of your notice. More information at [bpay.com.au](http://bpay.com.au)