

# Valuations, rates and charges notice 2023-2024


J & J Citizen  
1 Main Street  
COLAC VIC 3250

1 Assessment number 123456-7  
Quote this number when contacting us

2 Issue date 01/09/2023

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Overdue from prior year/s	\$1,410.73
+	Your rates this year
	\$1,947.31
=	Total amount due
	<b>3,054.84</b>

4  To receive emailed notices sign up at [colac.enotices.com.au](http://colac.enotices.com.au)  
Reference: **123A456B78**

## Property and valuation details

These valuations are prepared by the state government for rating and taxation purposes only

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Address: 1 Main Street Colac VIC 3250		
Legal description:	Lot 1 PS 12345 V/F 12345/678	
Owner Name:	Citizen, John Citizen, Jane	
Land use:	Mixed farming and grazing with infrastructure	AVPCC: 530.2
	State fire services property levy purposes only	See back of notice for more details
Capital Improved Value (CIV):	\$695,000	Site value: \$435,000
		Net annual value: \$34,750
Valued as at:	1/01/2023	When Council applied the value: 1/07/2023
		Land Area: 23.0000 HA

## Rates and charges for 1 July 2023 to 30 June 2024 (Declared 28 June 2023)

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Particulars:	Charge:	Value:	Amount:
<b>Council Charges</b>			
Arrears (if any) and Interest to 31/07/2023			\$1,410.73
Rural Farm	0.001971	\$695,000.00	\$1,369.85
Municipal Charge	206 x 1.00	\$1.00	\$206.00
Council Pension Rebate			-\$253.20
		<b>Council Subtotal</b>	<b>\$2,733.38</b>
<b>FSPL - Primary Production</b>			
Primary Production Fire Fixed Charge	0.000169	\$695,000.00	\$117.46
State Pension Rebate	254 x 1.00	\$1.00	\$254.00
			-\$50.00
		<b>State Government Subtotal</b>	<b>\$321.46</b>


9 **INFORMATION ONLY - ACCOUNT PAID BY DIRECT DEBIT**  
**RATES BALANCE DOES NOT INCLUDE ANY PAYMENTS MADE AFTER 16TH AUGUST 2023**

Payment options See reverse for more information


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Lump sum overdue	Lump sum current	OR	4 instalments	OR	Payment Plan
<b>\$1,410.73</b>	<b>\$3,054.84</b>		\$1,821.84 <b>1</b> due by 30 Sep 23 \$411.00 <b>2</b> due by 30 Nov 23 \$411.00 <b>3</b> due by 28 Feb 24 \$411.00 <b>4</b> due by 31 May 24		Payment Options available Weekly Fortnightly Monthly  Application forms are available at <a href="http://www.colacotway.vic.gov.au/my-property/rates/pay-your-rates">www.colacotway.vic.gov.au/my-property/rates/pay-your-rates</a>
Due Now	Due 15 Feb 2024				

## Where to pay - See reverse side for more payment methods

 Biller Code: **22400**  
Ref No: 0000 1234 56

 Billpay Code: **0867**  
Ref: 0000 1234 56




 Log on to:  
[www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au)  
Ref No: 0000 1234 56

BPAY® this payment via Internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 0000 1234 56

Pay in-store at Australia Post, online at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay), by phone 13 18 16 or via AusPost app

  
  
INSTALMENT \*867 123456  
**\$1,821.84**

  
  
FULL \*867 123456  
**\$3,054.84**

  
Scan here to pay  
  Bank Account

## Payment Options

**OVERDUE AMOUNT:** Due now. Unless you have a current payment plan in place.

**OPTION 1: Payment in Full.** Pay the total amount by 15 Feb 2024. If it is not paid by this date, interest will be charged in accordance with Section 172 of the Local Government Act 1989.

**OPTION 2: Four Instalments.** The first instalment must be paid in full by 30 September 2023 (in addition to any overdue balance that may be payable). Late payments can be made but Council will need to be advised if payment is being made AFTER 30 September 2023.

**OPTION 3: PAYMENT PLAN.** You can apply to Council for a Payment Plan to pay smaller regular amounts ensuring rates are paid by 31 May 2024. Please see <https://www.colacotway.vic.gov.au/My-property/Rates/Pay-your-rates> for a handy Payment Plan Calculator.

### Pensioners

Holders of a Pensioner Concession Card and some Veterans' Affairs Gold Cards may be entitled to a rebate on their rates. Health care cards are not accepted. If you have previously applied, you do not need to reapply. If the rebate does not appear on your rates notice you may need to apply. Application forms and eligibility details are available at <https://www.colacotway.vic.gov.au/My-property/Rates/Rates-Pensioner-Rebate> or from Council's Customer Service on 5232 9400.

### Payment Assistance Policy

If you have difficulty paying your rates, please contact Council before the due date as an alternative payment plan may be available under Council's Payment Assistance Policy. Visit <https://www.colacotway.vic.gov.au/My-property/Rates/Rates-assistance> or call Council's Customer Service on 5232 9400

### Late payments

Interest will be charged from the due date. This will continue until all rates are paid in full. The penalty interest rate is applied in accordance with the *Local Government Act 1989*.

### Other penalties for failing to pay

Council may start legal action in the Magistrates' Court to recover any outstanding rates and/or charges. This may result in further costs added to the account.

### Change of property ownership and address details

When there is a change in property ownership, a Notice of Acquisition must be submitted to Council within 30 days of settlement. If you change your mailing address please notify Council at <https://www.colacotway.vic.gov.au/Council-the-shire/Contact-Us/Update-my-details>, or in writing to the email or address on the notice.

### Privacy statement

The information appearing on this notice is used by Council to collect Council rates and other charges. We also use this information to update Council databases. You may view Council's Privacy Statement on our website [www.colacotway.vic.gov.au](http://www.colacotway.vic.gov.au) or call Council on 5232 9400 to obtain a copy.

### Australian Valuation Property Classification Code (AVPCC)

A property is allocated an AVPC code to determine the land use classification. The code is used to calculate the fire services levy. If a property has more than one use, the code will be determined by the primary use.

### Fire Services Property Levy

The Fire Services Property Levy is set by the state government to fund the State Fire Services. It is included in the Council rates but given to the state government. The levy has fixed and variable parts. The owners of rateable and non-rateable land may apply for a waiver or deferral in respect of the Fire Services Property Levy in accordance with section 27 and 28 of the *Fire Services Property Levy Act 2012*. Further details available at [www.firelevy.vic.gov.au](http://www.firelevy.vic.gov.au)

### Allocation of payments

Whenever you make a payment to your rates account the money is allocated in this order as applicable.

- 1 – Legal costs;
- 2 – Interest charges;
- 3 – Overdue rates and charges;
- 4 – Current year rates and charges.

### Victorian government capping on Council rate revenue

The Victorian government's Fair Go Rates System (FGRS) directs that councils can only raise an additional 3.5% in total rate income for 2023/2024, compared to the previous year. Council has complied with the Victorian Government's rate cap of 3.5%. 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:

1. the valuation of your property relative to the valuation of other properties in the municipality
2. the application of any differential rate by Council
3. the inclusion of other rates and charges not covered by the Victorian Government's rate cap.

### Your objection rights as a rate payer

**Objection on the valuation of your property**  
If you disagree with the assessment of the value and/or the AVPC Code, you may lodge a written objection with the Council.

You must do this:

- within two months after the Annual Rates Notice or Supplementary Rates Notice is sent directly to the owner. If you lodge an objection the rates and charges must still be paid by the due date.

This is the law as required by section 29 of the *Valuation of Land Act 1960*.

Details on how to make an objection can be found at: <https://www.colacotway.vic.gov.au/My-property/Rates/Valuation-Objection>

### Objection on Council rates and charges

If you disagree with a rate or charge imposed by the Council you may appeal to the County Court under section 184 of the *Local Government Act 1989*.

A person may only appeal on one or more of the following grounds:

- that the land is not rateable land;
- that the rate or charge assessment was calculated incorrectly;
- that the person rated is not liable to be rated.

Any appeal must be lodged with the County Court within 30 days of receiving this notice.

A person cannot appeal to the County Court where an objection or appeal may be made under the *Valuation of Land Act 1960* (see above).

### Review of differential rating classification

**Do you think the rating classification is incorrect?**

You may apply to the Victorian Civil and Administrative Tribunal. Applications must be made within 30 days of the owner or occupier receiving this rates notice. This is allowed under Section 183 of the *Local Government Act 1989*.

This information is provided to you under requirements of the amended *LOCAL GOVERNMENT (GENERAL) REGULATIONS 2015*.

Council has a differential rating structure, meaning that different types of properties and properties in different locations pay rates at a different rate in the dollar.

Please refer to <https://www.colacotway.vic.gov.au/My-property/Rates/How-are-my-Rates-Calculated> for a copy of the Rating Categories and Differential Rates further information.

CIV	Differential Rate	Rates Amount
Residential – Colac Elliminyt	\$0.002628	\$1,826.46
Residential – Balance of Shire	\$0.002234	\$1,552.63
Holiday Rental	\$0.002628	\$1,826.46
Rural – Farm	\$0.001971	\$1,369.85
Commercial Industrial – Colac Elliminyt	\$0.004336	\$3,013.52
Commercial Industrial – Balance of Shire	\$0.003679	\$2,556.91