



AVPC CODE OBJECTIONS

General Information

As requested, please find attached an "Objection to AVPC Code Allocated to Property" form for you to complete and return to me as soon as possible.

What are AVPC Codes?

Australian Valuation Property Classification (AVPC) codes are used Australia wide by the valuation industry to describe the primary land use of a property. There are several hundred codes that are grouped into the following land use classifications:

- Residential
- Commercial
- Industrial
- Primary Production
- Public Benefit
- Vacant

The AVPC codes are required to be used by local government in Victoria for Fire Service Property Levy (FSPL) purposes.

Right of Objection

Section 17(g) of the Valuation of Land Act 1960 grants the right to object to the AVPC code allocated to your property. However, the land use classifications referred to above to which the AVPC code is included in is a non-reviewable matter under section 15(5) of the Fire Services Property Levy Act 2012.

Objections must be lodged within TWO MONTHS of the date of issue of the Valuation and Rates/Fire Services Levy Notice.

What Information must I provide in my objection?

- Any relevant information regarding the primary use of the property
- Copies of any relevant documents supporting your objection

Who considers an AVPC code objection?

All AVPC code objections will be considered by the Valuer General's contract valuer following which the objection will either be allowed or dismissed. The valuer must make a decision on your objection within four months of it being lodged with Council.

What if I disagree with the Valuer's decision?

If the objection is dismissed and you do not agree with the decision, you may refer the matter to the Victorian Civil and Administrative Appeals Tribunal or the Supreme Court. Information on how to do this will be provided at that time.

Will a change in AVPC code affect the amount of FSPL or Rates I must pay?

The amount of FSPL you pay will only change if the amended AVPC code allocated to your property is in a different land use classification (referred to above).

The amount of rates you are required to pay may be affected if the amended AVPC code resulted in the property being included in a different differential rating category that has a different rate in the dollar.

If you have any further enquiries in regard to this, please contact Council's Rates Department on 03 5232 9400.

A handwritten signature in black ink, appearing to read "Paul Carmichael".

Paul Carmichael
Revenue Co-ordinator



NOTICE OF OBJECTION – AVPC Code

(Notice of Objection under section 17(g) of Valuation of Land Act 1960)

OBJECTOR'S DETAILS

I am the Owner / Tenant of the property (*If occupier only, owner's consent to objection is required*)

Name: _____

Postal Address: _____

Phone: _____ **Mobile Phone:** _____

Email: _____

OBJECTION

I/We hereby give notice that I/we object to the AVPC code allocated to the below listed property as shown in the Fire Services Property Levy (FSPL) Notice issued for the _____ financial year on the following grounds:

Property Address: _____

Current AVPC code: _____

I believe the AVPC code is incorrect because:

(Please attach all supporting documents you may have)

Signed: _____ **Date:** _____

OWNERS CONSENT (if tenant is objecting)

I hereby consent to the tenant of the property named in this application to make an objection

Name: _____

Postal Address: _____

Home Phone: _____ **Mobile Phone:** _____

Email: _____

Signed: _____ **Date:** _____