

# How to read your Rates Notice



Mildura Rural City Council

## Australian Valuation Property Classification Code (AVPCC)

Is applied to each property to determine land use classification for Fire Services Property Levy purposes.

## Capital Improved Value (CIV)

Capital Improved Value is the total market value of the property including land and all improvements. The total of CIV and SV is not equal to the valuation that rates are based – they are separate valuations for separate purposes.

## Site Value (SV)

Site Value is the value of the land only (assuming vacant land with no buildings).

## Net Annual Value (NAV)

NAV for residential properties is 5% of the Capital Improved Value. NAV for non-residential properties is approximately the annual market net rental of the property less all necessary expenses required to maintain that property, except Council Rates. NAV cannot be less than 5% of CIV.

## Waste Management

This charge pays for landfill and rural transfer station operations, kerbside services, public litter bins, street sweeping, illegal dumping clean up, waste education and the rehabilitation and aftercare of our closed and operating landfills.

## Fire Services Property Levy

There are two components (a fixed charge and a variable charge) set by Victorian Government and are collected and passed on by us as a collection agent.

**Mildura Rural City Council**

J J Citizen  
1 Sunraysia Street  
MILDURA VIC 3500

Internal Use Only

TAX INVOICE  
ABN 42 498 937 037

**Total Rates & Charges For this Year**  
**\$1,757.50**  
Refer below for payment options

### Rate and Valuation Notice

1 July 2019 to 30 June 2020

**Property Location & Description**  
1 Sunraysia Street MILDURA VIC 3500  
Lot 817, P.S. 987654Y

**AVPCC:** 110 - Detached Home

**RATING DETAILS**

Rebates / Concession			
Residential Rate	0.0064303	241000	\$1,549.70
Waste Management	366.04	1	\$366.04

**VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY**

Residential Fire Levy (Fixed)	111.00	1	\$111.00
▲ Residential Fire Levy (Variable)	0.000066	241000	\$15.91
Concession			-\$50.00Cr

**TOTAL AMOUNT** **\$1,757.50**

<b>Payment In full</b> Due 15 Feb 2020 \$1,757.50	Or	<b>1st Instalment</b> Due 30 Sep 2019 \$439.36	<b>2nd Instalment</b> Due 30 Nov 2019 \$439.38	<b>3rd Instalment</b> Due 29 Feb 2020 \$439.38	<b>4th Instalment</b> Due 31 May 2020 \$439.38
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Note: If full payment of the 1st Instalment isn't received by the due date, this account will automatically default to the Payment in Full option and you will not receive reminder instalment notices. Please refer to the reverse side of this notice for information relating to penalties for late payment.

### Payment Slip

J J Citizen  
1 Sunraysia Street MILDURA VIC 3500  
Assessment No: 953840

**Payment In Full:** \$1,757.50  
**Or 1st Instalment:** \$439.36

**Bill code:** 93922  
**Ref:**

BPAY this payment via internet or phone banking.  
BPAY View® View and pay this bill using internet banking.  
BPAY View Registration No.:

**Bill code:** 0041  
**Ref:**

Pay in person at any post office, phone 13 18 16 or go to postbillpay.com.au

**Centrepay Ref:**  
555 054 730B

Internal Use Only

### General rates

These are typically the largest component of your notice. General rates are listed on your rates notice as line items, such as:

- Residential Rate
- Business Rate
- Dryland Farm Rate
- Irrigated Farm Rate
- Cultural & Recreational Land Rate

### Special rates

Only levied against businesses located within the defined Mildura City Heart precinct and used for the marketing and promotion of the CBD. All money goes straight to Mildura City Heart Inc. and does not go to Council