

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

Rate and Valuation Notice

For the period 1 July 2023 to 30 June 2024

Tax Invoice
ABN 42 498 937 037
Assessment No:
Date of Issue:

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Mr John Citizen
C/ The Managing Agent
PO BOX 899
MILDURA VIC 3502

PROPERTY LOCATION – DESCRIPTION – VALUATIONS		
<Property>		
<Legal description>		
AVPCC:		
Capital Improved Value:		
Site Value:		
Net Annual Value: Valuation Date:		
RATES - CHARGES - STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY		
Residential Rate	650000 @ 0.0050846	\$3,116.86
Waste Management	1 @ 450.14	\$450.14
Waste Management	1 @ 114.1	\$114.10
Residential Fire Levy (Fixed)	1 @ 117.00	\$117.00
Residential Fire Levy (Variable)	650000 @ 0.000053	\$32.49
TOTAL AMOUNT		\$3,517.24

OPTION 1

Pay by Instalments
Instalment 1 of 4
\$879.31

Instalment 1 **\$879.31**
Due 30 September 2023

Instalment 2 **\$879.31**
Due 30 November 2023

Instalment 3 **\$879.31**
Due 28 February 2024

Instalment 4 **\$879.31**
Due 31 May 2024

OPTION 2

Pay in Full
Due 15 February 2024
\$3,517.24

If you do not make full payment of the 1st Instalment by the due date, your account will automatically switch to the Pay in Full option, and you will no longer receive reminder notices. Refer to the next page for details regarding penalties for late payment.

Payment Slip
Tear off this slip and return it with your payment

Billers code: 93922
Ref:

Mobile & Internet Banking - BPAY®
Make this payment from your preferred bank account

J A & M A Citizen
666 Example Drive Mildura VIC 3500
Assessment No:

1st Instalment: \$879.31
or Pay in Full: \$3,517.24

ATTENTION:
Your BPAY Reference Number has been updated and now consists of 7 digits

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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