

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.

Emergency Services and Volunteers Fund

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 2026 to 30 June 2027

0000000

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 AND CHARGES

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

STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND

Emergency Services and Volunteers Fund (Fixed) 1 @ 136.00	\$136.00
Emergency Services and Volunteers Fund (Variable) 650000 @ 0.000173	\$112.45
TOTAL AMOUNT	\$4,079.04

Tax Invoice

ABN 42 498 937 037

Assessment No:

Date of Issue:

PAYMENTS DUE

Instalment 1 of 4
\$1,019.76

Instalment 1 **\$1,019.76**
Due 30 September 2026

Instalment 2 **\$1,019.76**
Due 30 November 2026

Instalment 3 **\$1,019.76**
Due 28 February 2027

Instalment 4 **\$1,019.76**
Due 31 May 2027

EMERGENCY SERVICES AND VOLUNTEERS FUND
Mildura Rural City Council is legislated under
Emergency Services and Volunteers Fund Act 2012 to
collect these levies on behalf of the State Government.

Payment Slip

Tear off this slip and return it with your payment

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

1st Instalment: \$1,019.76



Billers code: 93922
Ref:

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

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



0000000

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