

MANNER OF PAYMENT

The rates and charges levied by this notice are to be paid by four (4) quarterly instalments. The due dates are :

1st Instalment 30/9/2017 3rd Instalment 28/02/2018
2nd Instalment 30/11/2017 4th Instalment 31/05/2018

INTEREST ON RATES & FSPL

Interest will apply on all overdue amounts unless payment is received on or before the due date. Interest is set at 10% and accrues from the relevant instalment due date until date of payment. Section 172(2)(a) of the Local Government Act 1989 requires that interest on unpaid rates and charges is to be calculated at the rate fixed under Section 2 of the Penalty Interest Rates Act 1983. The Penalty Interest Rate is set annually by the Attorney-General.

ALLOCATION OF MONIES

All payments will be allocated as follows;

1. Legal Costs owing, if any
2. Interest owing, if any
3. Arrears owing, if any
4. Current Rates and charges

Council reserves the right to apply the amount received in accordance with the order of allocation listed above.

ARREARS

All amounts showing as arrears and interest must be paid immediately except in cases where payment arrangements are in place. Please note that payments made within the last 14 days may not appear on this notice. Council's Debt Collection Agency (Midstate Credit Collect Pty Ltd) will be engaged to recover outstanding amounts. A payment arrangement may be organised by calling the Revenue Unit (5775 8555). All requests are treated confidentially. Establishing a payment plan will prevent costly legal action.

OBJECTION TO DIFFERENTIAL RATING

If you are aggrieved by the Council's decision to classify your land for differential rating purposes, you may appeal to the Victorian Civil and Administrative Tribunal within 60 days of the owner or occupier receiving a first Rate notice pursuant to Section 158(3) of the Local Government Act 1989. The following Differential Rating categories apply: Residential, Rural Residential, Farmland, Commercial, Vacant Land and Cultural & Recreational land.

CONCESSIONS/WAIVERS

Pensioners who received a rate rebate last year and who are still eligible will find the current rebate has been calculated and deducted automatically. Pensioners who are now eligible can make application at the Municipal Office. If you have any difficulty paying your rates and charges, please contact the Revenue Unit immediately to discuss more suitable methods of payment.

FSPL CONCESSIONS

Section 29(8) of the Fire Services Property Levy Act 2012 entitles certain holders of concession cards to a concession of \$50 from the total leviable amount. Property owners who currently receive a council rate concession in respect of their principal place of residence will automatically receive the FSPL concession.

MUNICIPAL CHARGE & FSPL EXEMPTION

A Council may declare a municipal charge to cover administration costs of the Council. If your single farm enterprise receives multiple rate notices you are only liable for one charge. Contact Council for an application form.

RATE CAPPING

Council has complied with the Victorian Government's rates cap of 2.00%. 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 –

- (i) the valuation of your property relative to the valuation of other properties in the municipal district;
- (ii) the application of any differential rate by Council;
- (iii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

APPEAL AGAINST RATE

Section 184 of the Local Government Act 1989 provides grounds for appeal to the County Court on specific grounds regarding the Council rates and charges contained in this notice.

PRIVACY STATEMENT

Mansfield Shire Council collects personal information for the purposes of carrying out its functions and facilitating the operation of various other Acts of Parliament including the Fences Act 1968.

We may disclose this information where required to our contractors, adjoining owners or where there is a legislated requirement.

LEVELS OF VALUE/RATING BASE

All properties have been valued at a level of value (market value) date of 1 January 2016. The Council uses the value of your property (Capital Improved Value) to calculate the General Rate and FSPL component of your rates.

Valuations appearing on the front of this notice are explained as follows:

- Site Value - the market value of your land only
- Capital Improved Value - the total market value of your land plus all buildings and improvements.
- Net Annual Value - the current value of your property's net annual rent - minimum 5% of CIV applies.

The Valuation of Land Act (1960), Sect 15(1)(b) enables other authorities to use one of these valuations for the purpose of levying a rate or tax. The Council supplies the Site Value of your property to the State Revenue Office for the purpose of Levying Land Tax if applicable.

The State Revenue Office uses the site value to assess land tax under the Land Tax Act 1958. Objections to the site value must be made to local Councils within the time limits prescribed under the Valuation of Land Act 1960. A taxpayer does not have a right of objection to a Council valuation arising from its use for land tax, which occurs at a later time than the use for Council rates. The 2016 council general valuation, which appears on Council rates notices in 2017 and 2018, will be used for land tax in 2018 and 2019. Further information on the use of valuations for land tax can be found on the State Revenue Office website www.sro.vic.gov.au.

APPEAL AGAINST VALUATION

Property owners have a right under the Valuation of Land Act 1960 to object to the valuation of their property. Objection forms obtainable from Council must be lodged **within 2 months** of the issue of the Annual Rate Notice.

OBJECTION TO FSPL

Full objection rights under Section 17(g) of the Valuation of Land Act 1960 include the ability to object to the Australian Valuation Property Classification Code (AVPCC) allocated to a property. The AVPCC code forms the basis of the property class for the FSPL.

CHANGE OF ADDRESS

All changes to your contact details must be lodged in writing. Please complete and return the Change of Address form which can be obtained from Council reception or the Council website, or email council@mansfield.vic.gov.au with your changes.

If you would like your Rates Notice emailed to you, contact the Revenue Unit on 03 5775 8555 or email rates@mansfield.vic.gov.au.

PAYMENT ASSISTANCE

People from all walks of life can find themselves with money problems. Financial counsellors are non-judgmental, qualified professionals who provide information, support and advocacy to people in financial difficulty. Mansfield Shire Council offers this service which is free, independent and confidential. Appointments required PH: **(03) 5775 8569** or alternatively contact **Money Help on 1800 007 007**.

MORE INFORMATION

For more information, search www.mansfield.vic.gov.au
Quick Links - Rates



Mail



In Person



Internet



Detach payment slip and mail with payment to:

Private Bag 1000,
Mansfield VIC 3724

Please make cheques payable to Mansfield Shire.

Please note that receipts will not be issued for mailed payments.

Present this notice intact at the Council Offices -
33 Highett Street Mansfield

- Cash, Cheque, Credit Card and Eftpos available.

Pay over the internet log-on to www.mansfield.vic.gov.au



Telephone

To Pay using Visa or MasterCard call 5775 8555
8.15am - 5pm Mon-Fri

Payment by Centrepay
Centrepay is a free and voluntary bill-paying service for customers receiving Centrelink payments. It allows you to pay your bill in easy instalments. For more information contact Centrelink or the Revenue Unit.

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.

You will need to enter the Biller Code and BPAY® reference number on the front of your notice.

More info:
www.bpay.com.au

