



Mansfield Shire

Assessment Number

A12221933

1 July 2026 to 30 June 2027

Date issued: 26-08-2026

Valuation date: 01-07-2026

Valuation, Rate, Charge and Levy Notice

[Additional Information for Ratepayers](#)



034-3723 (1099)

S SMITH
33 Highett Street
MANSFIELD VIC 3722

33 Highett St, Mansfield

Private Bag 1000, Mansfield VIC 3724

Phone: (03) 5775 8555

Email: council@mansfield.vic.gov.au

TAX INVOICE - ABN 74 566 834 923

Property details

Location: 33 HIGHTT STREET MANSFIELD VIC 3722

Parcel: Lot 1 PS 12345

Rated as: RURAL RESIDENTIAL

Capital Improved Value: \$1,000,000

Site Value: \$500,000

Net Annual Value: \$50,000

Area (Ha) 3.22Ha

Rates and charges collected by Council to support local services delivery by Council

General Rates (0.001475 x \$1,000,000)	\$1,475.00
Municipal Charge	\$362.00
Community Waste	\$76.70
120L Garbage Bin	\$245.55
Recycle Bin 240L	\$131.70
FOGO Bin (Green Waste)	\$102.00
Concession	-\$272.70
Subtotal	\$2,120.25

Charges Council is required to collect on behalf of the Victorian Government

ESVF Land Use Category: 117 **AVPCC:** Residential Rural / Rural Lifestyle (0.4 to 20 Hectares)

Emergency Services Volunteers Fund (ESVF) (0.000173 x \$1,000,000)	\$173.00
Fixed Charge	\$139.00
Concession	-\$50.00
Subtotal	\$262.00

This is a new tax which replaced and increased the Fire Services Property Levy. By law, Council must apportion the amount received from ratepayers between rates and the ESVF and pay the ESVF amount directly to the State Government.

Balance brought forward **\$600.00**

Total Payable

\$2,982.25

Please note payments made in the last 7 days are not shown on this notice

Rates Payment Slip

Rates are payable in 4 instalments.

Instalment 1
Due 30/09/2026 **\$1,197.25**

Instalment 2
Due 30/11/2026 **\$595.00**

Instalment 3
Due 28/02/2027 **\$595.00**

Instalment 4
Due 31/05/2027 **\$595.00**



Bill Code: 258848

Ref: 12221933

BPAY® - Make this payment from your preferred bank account.

BPAY View® - View and pay this bill using online banking.

BPAY View Registration No. 12221933

*Registered to BPAY Pty Ltd ABN 69 079 137 518

For other payment options see reverse or visit mansfield.vic.gov.au

INFORMATION FOR RATE PAYERS

Instalments are due on the following dates: • 1st Instalment 30/09/2026 • 2nd Instalment 30/11/2026 • 3rd Instalment 28/02/2027 • 4th Instalment 31/05/2027 If you wish to pay in a single lump sum, this payment must be made by 30 September annually.

LEVELS OF VALUE/RATING BASE

All properties have been valued at a level of value (market value) date of 1 January 2026. The value of your property (Capital Improved Value) is used to calculate the General Rate and ESVF component of your rates. Valuations may be used by other authorities for the purpose of a rate or tax.

PENSION CONCESSIONS

If you hold a Pension Concession Card issued by Centrelink or Department of Veteran Affairs or a Department of Veteran Affairs Gold Card specifying TPI or War Widow, you may be eligible for a concession on your Rates and Fire Services Property Levy/Emergency Services Volunteers Fund. Pensioners who received a Rate & FSPL 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 to Council.

INTEREST ON RATES & ESVF

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 PAYMENTS

All payments will be allocated as follows: 1. Legal Costs owing, 2. Interest owing, 3. Arrears owing, 4. Rates & Charges. Council reserves the right to apply the amount received in accordance with the order of allocation listed above.

MUNICIPAL CHARGE & ESVF FIXED CHARGE EXEMPTION

If your Single Farm Enterprise (SFE) receives multiple rate notices you are eligible to apply to pay just one municipal charge and community waste levy. Application forms available from the Council website or Council reception.

ARREARS, DEBT RECOVERY AND LEGAL ACTION

All amounts showing as arrears and interest must be paid immediately except in cases where Payment Plans are in place. If you have a Payment Plan in place with Council to repay an existing debt, this debt continues until the debt is paid in full. If the Payment Plan is not maintained, debt recovery action may proceed. 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.

PAYMENT DIFFICULTIES

If you have any difficulty paying your rates and charges, please contact the Revenue Team immediately to discuss more suitable methods of payment. The *Local Government Act 1989* allows Council to waive or defer payment of any rate, charge, or interest if a person can demonstrate **Financial Hardship**. A **Payment Plan** may be organised by completing the online application form on Council's website or call Revenue Unit (03 5775 8555). All requests are treated confidentially. Establishing a payment plan will prevent costly legal action.

PAYMENT ASSISTANCE

Financial counsellors are non-judgmental, qualified professionals who provide confidential information, support and advocacy to people in financial difficulty. Council offers a free service. Contact Council or the National Debt Helpline on 1800 007 007.

APPEALS

Under *Section 184 of the Local Government Act 1989*, aggrieved persons have the right to appeal to the County Court on specific grounds (within 60 days of receiving this Notice) regarding the Council rates and charges contained in this notice.

CHANGE OF ADDRESS

All changes to your contact details must be lodged in writing. Please email us or complete and return a Change of Details form which can be obtained from Council reception or the Council website.

EMAIL OR POST?

Receiving Rates Notices by email helps keep costs down. If you wish to receive your Rate Notices by Post, an Annual Postage Fee will apply. Contact Council if you want to change the way you receive notices.

REPLACEMENT RATE NOTICES

File this Rates Notice. If you require a replacement copy of the notice, you may be charged a fee.

RATE CAPPING

Council has complied with the Victorian Government's rates cap of 2.75% and has set a rate of 2.65% for 2026-27. This does not mean your Rates have increased by 2.65%. The cap applies to the average annual increase of rates and charges collected by councils. 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.

OBJECTION AGAINST VALUATION

Property owners have a right under the *Valuation of Land Act 1960* to object to the valuation of their property. **Objections must be lodged within 2 months of the issue of the Annual Rate Notice using link <https://ratingvaluationobjections.vic.gov.au/>**. If your objection is successful, adjustments will be made to your Notice in the New Year. **Rates and charges must be paid by the due date to avoid interest being charged.** Objections should be lodged via the Valuer General Victoria's online Rating valuation objections portal. Objection forms are available from Council on request.

OBJECTION TO ESVF AMOUNT

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 ESVF. Council must pay the ESVF proportionally to the rates you pay and not paying the ESVF by law must be treated by Council as non-payment of rates.

RATING CLASSIFICATION

Each property has been classified for rating purposes in accordance with Council's Revenue and Rating Plan. If the use of your property has changed or you disagree with your property's rating classification, you may apply for reclassification, please contact Council's Revenue Team. **This must be done within 30 days of receiving this notice.**

The table below shows the different classifications and the General Rates amount that would be payable for your property if it was reclassified.

Your property's Capital Improved Value: \$1,000,000

General Rates amount applicable:

Rate Code	Rates/\$	Amount
Residential	0.001715	\$1,715.00
Rural Residential	0.001475	\$1,475.00
Farmland	0.001046	\$1,046.00
Vacant land	0.003429	\$3,249.00
Commercial	0.002709	\$2,709.00

EMERGENCY SERVICES AND VOLUNTEERS FUND (ESVF) APPLICABLE

The table below shows the ESVF amount payable for a median value property in each classification.

Rate Code	Median Value	Rates/\$	Amount	Fixed Charge	Total
Residential (including vacant)	\$700,000.00	0.0001730	\$121.10	\$139.00	\$260.10
Commercial/Industrial	\$770,000.00	0.00133	\$1,024.10	\$282.00	\$1,306.10
Primary Production	\$1,390,000.00	0.0002870	\$398.93	\$282.00	\$680.93
Public Benefit	\$434,000.00	0.0000570	\$24.74	\$282.00	\$306.79

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.

MORE INFORMATION

More information about how rates are calculated, the rate cap and other information is available on Council's website at mansfield.vic.gov.au.

 Mail Private Bag 1000, Mansfield VIC 3724 Please make cheques payable to Mansfield Shire. Please note that receipts will not be issued for mailed payments.	 In Person 33 Highbett Street Mansfield Cheque, Credit Card and Eftpos available.	 Telephone 1300 105 487 Visa and Mastercard are accepted.		 Contact your bank or financial institution to make this payment from your preferred bank account. You will need to enter the Biller Code and BPAY® reference number on the front of your notice. More info bpay.com.au
	 Internet Go to mansfield.vic.gov.au  Scan the QR code to go direct to our rates payment page	 Direct Debit Download direct debit forms at mansfield.vic.gov.au		