

2024-25 RATES, VALUATION AND CHARGES NOTICE



ABN 18 374 210 672
All items are GST free.



RATE NO.	818922		
PROPERTY	3/9 Matthews Street, GROVEDALE VIC 3216 193.3m2 Lot 3 PS 538365		
AVPCC	120 – Single - Unit/Villa Unit/Townhouse		
VALUATIONS	Site: Land only	\$160,000	
	Capital improved: Land + building + improvements	\$450,000	
	Net annual	\$22,500	
RATES AND CHARGES	Residential Rate 0.00201164 x \$450,000	\$905.20	
	*Waste Management Charge \$473.25 x 1	\$473.25	
	Sub Total	\$1,378.45	
FIRE SERVICES PROPERTY LEVY	Classification: Residential		
	Residential Variable 0.000087 x \$450,000	\$39.15	
	Residential Fixed	\$132.00	
	Sub Total	\$171.15	
	Total Due	\$1,549.60	

ONE
PAYMENT
IN FULL

\$1,549.60
Due by
15 February 2025

or pay by instalment

To become an instalment payer you must pay your first instalment in full by 30 September 2024, otherwise your balance will be due on 15 February 2025.

FIRST
INSTALMENT

\$387.55
Due by
30 September 2024

SECOND
INSTALMENT

\$387.35
Due by 30 November 2024

THIRD
INSTALMENT

\$387.35
Due by 28 February 2025

FOURTH
INSTALMENT

\$387.35
Due by 31 May 2025

Rating Period	1 July 2024 to 30 June 2025
Declared	1 July 2024
Valuation Level	1 January 2024
Operative	1 July 2024
Issue Date	24 August 2024

PAYMENT METHODS

ONLINE OR BY PHONE
Online: www.geelongaustralia.com.au/rates
Phone: **1300 858 058** Ref: **81 8922**
A payment processing fee of 0.25 per cent applies for payments by Visa and Mastercard.

BPAY
Biller Code: **17475**
Ref: **1000 0818 9227**
Payment via internet or phone banking, from your cheque or savings account, Visa or Mastercard. No processing fee applicable.

DIRECT DEBIT
Call 5272 5272 for an application form, or go to www.geelongaustralia.com.au

CENTREPAY
Go to servicesaustralia.gov.au/centrepay for more information

IN PERSON
Pay at any Australia Post outlet or visit us at Wurriki Nyal 137-149 Mercer St, Geelong or Corio Shopping Centre Cnr Bacchus Marsh & Purnell Rds, or Drysdale 10 Wyndham St

Payments after the 14 August 2024 may not appear on this notice.

*The Waste Collection Charge includes an Environmental Protection Agency (EPA) levy estimated at \$67.24.

Full payment

1,549.60

*877 8189227

Or First instalment

\$387.55

*877 8189227

Council Use

ABOUT YOUR RATES, VALUATION AND CHARGES NOTICE

P: 03 5272 5272
E: revenue@geelongcity.vic.gov.au
www.geelongaustralia.com.au
Wadawurrung Country
Wurriki Nyal
137-149 Mercer Street, Geelong

FINANCIAL SUPPORT

Find up-to-date resources and answers to common questions at www.geelongaustralia.com.au

WHAT IF I MISS OR UNDERPAY THE FIRST INSTALMENT?

To become an instalment payer you must pay your first instalment in full by 30 September 2024, otherwise your balance will be due on 15 February 2025.

WHAT HAPPENS IF MY PAYMENTS ARE LATE?

Penalty interest at 10 per cent as set by the Victorian Government, is charged on all overdue amounts.

If we have to take action to recover any overdue amount, you may be required to pay recovery and legal costs.

HOW ARE PAYMENTS ALLOCATED?

We allocate the money you pay in the following order:

- legal and debt recovery costs, if any
- overdue and interest, if any
- your current rates, charges and fire levy.

WHAT ASSISTANCE IS AVAILABLE?

As well as our many payment options, we also offer:

1. **Rates deferral*** – if you’re experiencing financial hardship.
2. **Individual payment plans** – also for financial hardship.
3. **Rates waiver*** – for low income households experiencing a valuation increase over 50 per cent, without property improvements.
4. **Pensioner rebate*** – excludes Health Care Card holders.

For more information search for ‘rates arrangements’ on our website.

* Sections 27 and 28 of the *Fire Services Property Levy Act 2012* also allow qualifying ratepayers to use these assistance measures.

WHAT IF I DISAGREE WITH SOMETHING ON MY RATES NOTICE?

Please contact us, so we can review your situation and try to find a solution. If your issue can’t be resolved, the table below explains your rights of appeal.

If you choose to appeal, you must still pay your rates by the due date. If your appeal is successful, we will credit your account or refund, if requested.

What you can appeal	By when	Legislation	How to lodge
Differential rate applied to your property	Within 60 days of the date of issue of the initial rates notice.	<i>Local Government Act 1989</i> – Section 183	Search for ‘differential rating’ at www.vcat.vic.gov.au
The property valuation / AVPCC	Within two months** of the date of issue of the initial rates notice	<i>Valuation of Land Act 1960</i> – Sections 16,17,18	Search for ‘valuation objection’ on our website, or contact us.
Any other rate or charge	Within 60 days of the date of issue of the initial rates notice.	<i>Local Government Act 1989</i> – Section 184	Must be lodged in the County Court – seek legal advice.

**Within four months if a notice has not been supplied to the occupier of the land.

HOW MUCH HAVE MY RATES INCREASED THIS YEAR?

We have complied with the Victorian Government’s rates cap.

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
- (iii) the inclusion of other rates and charges not covered by the rates cap.

KEY TERMS TO HELP YOU UNDERSTAND YOUR RATES

Differential rate – the ‘rate in the dollar’ charged on properties will vary, depending on the land use category applied (for example, residential or commercial). Search for ‘rating strategy’ on our website or contact us.

Valuation – your property has 3 values, site value (SV)*, capital improved value (CIV) and net annual value (NAV). CIV (includes SV)* is used to calculate your rates. Search for ‘property valuation’ on our website for more information.

Australian Valuation Property Classification Code (AVPCC) - is a classification that assigns a code to land based on its existing use.

Refund requests for overpaid rates may attract a \$30 administrative fee. Please ensure that you enter the correct payment details.

Change of mailing address - It is your responsibility to notify the City of any change of address so there is no delay in receiving your notice and to avoid penalties.

Used by the State Government to calculate land tax. Visit www.sro.vic.gov.au for more information.

The differential applicable to this property is shown on the front of this notice.

Differential Rating Table:

Differential	Rates in \$	Total
Residential Land	0.00201164	\$905.2
Commercial / Industrial Land	0.00391729	\$1,762.75
Vacant Land	0.00275846	\$1,241.30
Farm Land	0.00101016	\$454.55
Mixed Use Land	0.00305012	\$1,372.55

PRIVACY STATEMENT

We will comply with the Information Privacy and Health Privacy Principles as set out in the *Privacy and Data Protection Act 2014*. For more information, search for ‘privacy’ on our website.

LISTED OWNERS:

KL Currie