2025-26 RATES, VALUATION AND CHARGES NOTICE

CITY OF GREATER GEELONG

ABN 18 374 210 672

All items are GST free.

J J Van Dijk and S A Bowie
8 Achilpa Avenue
CLIFTON SPRINGS VIC 3222

RATE NO. **44739**

PROPERTY **8 Achilpa Avenue, CLIFTON SPRINGS VIC 3222**
Lot 2221 LP 56945

AVPCC 110 – Detached Dwelling

VALUATIONS

Site: Land only	$340,000
Capital improved: Land + building + improvements	$480,000
Net annual	$24,000

RATES AND CHARGES

Residential Rate 0.00210278 x $480,000	$1,009.30
*Waste Management Charge $509.55 x 1	$509.55
Sub Total	**$1,518.85**

STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND

Classification: *Residential*	
Residential Variable 0.000173 x $480,000	$83.00
Residential Fixed	$136.00
Sub Total	**$219.00**
Total Due	**$1,737.85**

ONE PAYMENT IN FULL	**$1,737.85** Due by 15 February 2026

or pay by instalment

To become an instalment payer you must pay your first instalment in full by 30 September 2025, otherwise your balance will be due on 15 February 2026.

FIRST INSTALMENT	**$434.50** Due by 30 September 2025
SECOND INSTALMENT	**$434.45** Due by 30 November 2025
THIRD INSTALMENT	**$434.45** Due by 28 February 2026
FOURTH INSTALMENT	**$434.45** Due by 31 May 2026

Rating Period	1 July 2025 to 30 June 2026
Declared	1 July 2025
Valuation Level	1 January 2025
Operative	1 July 2025
Issue Date	08 August 2025

PAYMENT METHODS

ONLINE OR BY PHONE

Online: www.geelongaustralia.com.au/rates
Phone: **1300 858 058** Ref: **4 4739**
A payment processing fee of 0.25 per cent applies for payments by Visa and Mastercard.

BPAY

Biller Code: **17475**
Ref: **1000 0044 7391**

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 04 August 2025 may not appear on this notice.

***The Waste Collection Charge includes an Environmental Protection Agency (EPA) levy estimated at $103.03.**

Full payment **1,737.85**
POST billpay
*877 447391

Or First instalment **$434.50**
POST billpay
*877 447391

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 2025, otherwise your balance will be due on 15 February 2026.

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 ESVF levy.

WHAT ASSISTANCE IS AVAILABLE?

1. **Rates deferral* –** if you're experiencing financial hardship.
2. **Personalised 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 *Emergency Services and Volunteers Fund Act 2025* 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.	*Local Government Act 1989* – 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	*Valuation of Land Act 1960* – 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.	*Local Government Act 1989* – 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?

This year, our overall rate increase is 2.5 per cent which is below the Victorian Government's rate cap of 3 per cent.

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.

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	0.00210278	$1009.3
Commercial / Industrial Land	0.00372769	$1789.25
Vacant Land	0.00284213	$1364.2
Farm Land	0.00101198	$485.75
Mixed Use Land	0.00310451	$1490.15

LISTED OWNERS:

JJ Van Dijk
SA Bowie

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.