MITCHELL SHIRE COUNCIL

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ABN 27 352 592 142

Valuations, Rates and Charges
1 July 2026 to 30 June 2027

Issue Date
28/07/2026

Property Number
128503

Overdue Pay Now
$0.00

D A Giannopoulos &
M M Giannopoulos
107 Domain Drive
BEVERIDGE VIC 3753

Property 107 Domain Drive BEVERIDGE VIC 3753
Lot 4631 PS 617320 Vol 12427 Fol 537

Site Value	$290,000	Market Level Date	01/01/2026
Net Annual Value	$32,000	Valuation Effective Date	01/07/2026
Capital Improved Value (CIV)	$640,000		

Balance Brought Forward		-$0.65
COUNCIL: Rates and Charges 2026/2027		
Extra 120L Garbage	1 x $196	$196.00
Full Kerbside (120LGar, 240LRec, 120LGla, 120LFog)	1 x $478	$478.00
Gen Rate - General Land	$640,000 x 0.00245034	$1,568.20
Municipal Charge	1 x $208.80	$208.80
Public Waste Charge	1 x $132.00	$132.00
Prepayment/s		-$0.65
Total Council Rates and Charges 2026/2027		**$2,582.35**
STATE GOVERNMENT: Emergency Services and Volunteers Fund 2026/2027		
AVPCC: 110 - Detached Dwelling		
ESVF Residential Fixed	1 x $139	$139.00
ESVF Residential Variable	$640,000 x 0.000173	$110.70
Total State Government Emergency Services and Volunteers Fund 2026/2027		**$249.70**

Payments received after 21/07/2026 have not been deducted from the amount due on this notice.

Instalment 1 Due 30/09/2026
$708.05

Instalment 2 Due 30/11/2026
$708.00

Instalment 3 Due 28/02/2027
$708.00

Instalment 4 Due 31/05/2027
$708.00

Avoid late payment interest of 10% pa by paying your rates on time. Payment plans are available.

Total Amount Payable **$2,832.05**

For more payment options please turn over. If you are having difficulties paying please contact Council.

BPAY Biller Code: 93807
Ref: 1285030

BPOINT Bill Payment
Biller Code: 93807
Ref#: 1285030
INTERNET Go to www.bpoint.com.au
PHONE: Phone 1300 BPOINT

Post Billpay
Biller Code: 9190
Ref: 1285 0370
To pay this bill – visit any Post Office, phone 13 18 16, or go to postbillpay.com.au.

*71 190 128503 70

eNotices **Receive your rates notice via email**
Register now at **mitchellshire.enotices.com.au** with eNotices reference number 426700149Z



Resource Recovery Centre Vouchers 2026/27 see back.

How we calculate your rates

Each year, Council sets a rate in the dollar as part of our Annual Budget. This rate is applied to the Capital Improved Value (CIV) of your property, which is set by an independent valuer.

Different types of properties – like general, rural, commercial, industrial and vacant land – have different rates.

Your total rates include:

- a general rate (CIV × rate in the dollar)
- a municipal charge (fixed charge on every property)
- waste charges
- a levy for the Emergency Services and Volunteers Fund (Victorian Government)



Details about our rating categories and other charges can be found at mitchellshire.vic.gov.au/rates. A list of the rating categories and the rate in the dollar for each is provided below.

Rating Category	Rate multiplied by CIV	Equivalent charge*
General Rate	0.00245034	$1,568.22
Vacant Land – Residential	0.00490068	$3,136.44
Vacant Land – Commercial/Industrial	0.00612585	$3,920.54
Agricultural Land – 40ha to 100ha	0.00220531	$1,411.40
Agricultural Land – Greater than 100ha	0.00196027	$1,254.57
Subdivisional Land	0.00612585	$3,920.54

*These charges are for comparison only. Your property's classification and valuation are based on several factors, which may change over time. This could affect your rates. Rounding in this table may be different to what appears on your notice.

Emergency Services and Volunteers Fund (Victorian Government Levy)

The Emergency Services and Volunteers Fund (ESVF) is a levy that Council is required to collect on behalf of the Victorian State Government.

It helps fund Victoria's emergency services, including:

- Fire Rescue Victoria
- Country Fire Authority (CFA)
- Victoria State Emergency Service (VICSES)

This levy is not set by Council and does not fund local Council services. The amount you pay is based on your property type and valuation, as set out in Victorian legislation.

From 1 July 2025, eligible CFA and VICSES volunteers may receive a rebate on the Emergency Services and Volunteers Fund levy, administered by the Victorian Government — visit the Eligible Volunteers Rebate Scheme page for details. For more information, visit sro.vic.gov.au/esvf

Rate Cap

Council has met the Victorian Government's rate cap of 2.75%, which applies to the average increase in rates and charges across the Shire.

Your rates may have gone up or down by a different amount depending on:

- How your property value changed compared to others
- The rating category that applies to your property
- Other charges that aren't covered by the rate cap

Pensioner concessions are available on rates

If you have a Pensioner Concession Card or a Veteran Affairs Gold Card (War Widow or TPI), you may be eligible for a rebate on the rates for your main residence. Health Care Card holders are not eligible for this rebate.

Payment plans and financial support available

We understand that meeting your rates payments isn't always easy. If you're having difficulty, please reach out to Council early so we can work with you on a solution that fits your circumstances.

We can help you set up a payment plan to spread your payments over time and avoid additional costs.

- Interest (10% p.a.) applies to overdue amounts unless a formal payment plan is in place
- Overdue accounts without a plan may be referred to debt collection, with legal costs added
- You can also pay early, schedule regular payments, or set up Direct Debit
- If your balance is $0 by each instalment due date, no interest will be charged

The *Local Government Act 1989* permits Council to waive or defer the payment of any rate, charge or interest if a person can demonstrate that the payment would cause financial hardship.

If you believe your property is valued incorrectly

If you believe your property has been valued incorrectly, you have the right to object under the *Valuation of Land Act 1960*. Objections need be lodged within two months of the date on your rates notice.

You can submit your objection online or in writing. If you're unsure how to proceed, please contact us. To avoid penalty interest, please continue to pay your rates as shown while your objection is being reviewed. If your property's valuation is reduced, we'll credit the difference.

If you believe your property category is incorrect

If you believe your property has been placed in the wrong category, please get in touch with us. We'll review it and let you know the outcome.

If you're still not satisfied, you can apply to VCAT for a review under Section 183 of the *Local Government Act 1989*. This must be done within 60 days of receiving your notice.

If you believe your rates have been charged incorrectly

If you think your property should not be rated, that the rates or charges have been calculated incorrectly, or you're not the person responsible for payment, please contact us. We'll review your account and let you know the outcome.

If you're still not satisfied with the decision, you can apply to the County Court for a review under Section 184 of the *Local Government Act 1989*. This must be done within 60 days of the date on your rates notice.

How payments are allocated to rates

All payments are allocated in the following order:

1. Legal costs (if any)
2. Interest owing (if any)
3. Arrears owing (if any)
4. Current rates and charges owing

Changing your address

If you've changed your postal address, please let us know in writing so we can update your records. For any ownership changes, a formal Notice of Acquisition is required.

Payment options

Direct Debit	BPOINT: Phone / Internet	BPay / BPAYView	POST BillPay	Mail	In Person
Complete an application form to set up a direct debit arrangement by 4 instalments or 11 monthly payments.	For payments via Phone call 1300 BPOINT (1300 276 468). For payments via the Internet go to: **www.mitchellshire.vic.gov.au/pay-my-rates**	Contact your bank or financial institution to make a payment from your savings or cheque account or credit card (Mastercard or Visa only).	**In Store:** Present this account and your payment to Australia Post Outlets (cash, cheque, EFTPOS, Visa and Mastercard). **Phone:** 131 816 **Online:** auspost.com.au/postbillpay	Cheques or money orders payable to Mitchell Shire Council. Reference your property number on the cheque and mail to: **Mitchell Shire Council** **113 High Street** **BROADFORD VIC 3658**	**Broadford:** 113 High Street **Seymour:** 125 Anzac Avenue **Kilmore:** 12 Sydney Street **Wallan:** Wellington Square Cash, Cheque, EFTPOS, Visa or Mastercard.

Using Your Waste Vouchers

You can use your vouchers for green waste, hard waste or general waste disposal. To redeem them, simply bring a copy of your QR code, either printed or saved to your phone, along with photo ID or your current rates notice to any of our Resource Recovery Centres in Broadford, Pyalong, Seymour or Wallan.

- Vouchers are valid until 30 September 2027
- Each scan deducts $40 from your total voucher balance
- Unused value is not refundable or transferrable
- Vouchers cannot be exchanged for cash or credit

Please note: QR codes are included on your annual rates notice only. They are not printed on instalment notices.

Scan QR Code to redeem your voucher.

$40 per scan
Maximum 5 scans

USE BY:
30 Sept 2027

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