



Mansfield Shire

Assessment Number  
12252243

1 July 2025 to 30 June 2026

Date issued: 19/01/2026  
Valuation date: 01/07/2025

33 Highett St, Mansfield  
Private Bag 1000 Mansfield VIC 3724  
P: (03) 5775 8555  
E: council@mansfield.vic.gov.au  
mansfield.vic.gov.au

TAX INVOICE - ABN 74 566 834 923



030-3102 (4786)

JOHN DE NEEFE PTY LTD  
& ERCILIA NOMINEES PTY LTD  
PO Box 454  
KEW EAST VIC 3201

Photo by James Davidson

## 3rd Instalment Notice

### Property Details

Capital Improved Value: \$980,000  
Site Value: \$610,000  
Net Annual Value: \$49,000

Rated as: Famland

Property address: 403 Coles Road WOODFIELD VIC 3715  
Parcel Summary: Lot 2 PS 120442

### Council Rating plus Emergency Services and Volunteers Fund

3rd Instalment Amount	\$593.00
Rate Arrears - Due immediately	\$593.00

Mansfield Shire Assessment Numbers and BPAY Reference numbers have changed after an update to Council's systems. Please use the new Assessment Number and BPAY Reference number included upon this rates notice to reflect this change.

**TOTAL PAYABLE**

**\$1,186.00**

**Please note:** Payments made within the last 7 days are not shown on this Notice.

### Rates Payment Slip

Invoice ABN 74 566 834 923



12252243



Mansfield  
Shire

Owner Name	JOHN DE NEEFE PTY LTD &
Assessment Number	12252243
3rd Instalment	\$1,186.00
Payment Due Date	28/02/2026



Billers Code: 258848  
Ref: 12252243

BPAY® this payment via Internet or phone banking.  
BPAY View® – View and pay this bill using internet banking.  
BPAY View Registration No.: 12252243

\*Registered to BPAY Pty Ltd ABN 69 079 137 518

INFORMATION FOR RATE PAYERS

Instalments are due on the following dates: • 1st Instalment 30/09/2025 • 2nd Instalment 30/11/2025 • 3rd Instalment 28/02/2026 • 4th Instalment 31/05/2026  
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 2025. 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. Apply through [mansfield.vic.gov.au](http://mansfield.vic.gov.au)

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 the Change of Details form which can be obtained from Council reception or the Council website.

EMAIL OR POST?

Rates Notices will be automatically emailed to you if you have an email on file with us. It helps keep costs down if you are able to receive an email. If you wish to receive your Rate Notices by Post, an Annual Postage Fee will apply.

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 3.0% and has set a rate of 2.75% for 2025-26. This does not mean your Rates have increased by 2.75%. 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.** 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.** Objection forms are obtainable on Council's website or from Council.

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:** \$980,000  
General Rates amount applicable:

Rate Code	Rates/\$	Amount
Residential	0.001689	\$1,655.22
Rural Residential	0.001453	\$1,423.94
Farmland	0.001030	\$1,009.40
Vacant land	0.003288	\$3,222.24
Commercial	0.002802	\$2,745.96

EMERGENCY SERVICES 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/S	Amount	Fixed Charge	Total
Residential (including vacant)	\$642,000	0.0001730	\$111.07	\$136.00	\$247.07
Commercial/Industrial	\$914,000	0.00133	\$1215.62	\$275.00	\$1,490.62
Primary Production	\$2,236,000	0.0002870	\$641.73	\$275.00	\$916.73
Public Benefit	\$1,128,000	0.0000570	\$64.30	\$275.00	\$339.30

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](http://mansfield.vic.gov.au).

 <b>Mail</b>  Private Bag 1000, Mansfield VIC 3724  Please make cheques payable to Mansfield Shire.  Please note that receipts will not be issued for mailed payments.	 <b>In Person</b>  33 Highett Street Mansfield Cheque, Credit Card and Eftpos available.   <b>Internet</b> Go to <a href="http://mansfield.vic.gov.au">mansfield.vic.gov.au</a>  Scan the QR code to go direct to our rates payment page	 <b>Telephone</b>  1300 105 487  Visa and Mastercard are accepted.   <b>Direct Debit</b> Download direct debit forms at <a href="http://mansfield.vic.gov.au">mansfield.vic.gov.au</a>	  Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to <a href="http://servicesaustralia.gov.au">servicesaustralia.gov.au</a> for more information on how to set up your Centrepay deductions.	  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 <a href="http://bpay.com.au">bpay.com.au</a>
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