

# Understanding Rates & Charges



**Pyrenees**  
Shire Council

## HOW DOES COUNCIL DETERMINE MY VALUATION?

Property valuations are determined yearly by the Valuer General Victoria. The value is determined by actual sales of similar properties in our area. If the property market sees properties selling for high or low prices those sales will be reflected in the next valuation cycle.

## DO I HAVE TO ACCEPT THIS VALUATION?

Ratepayers are able to object to their valuation within two months of receiving their annual rates notice. Please refer to the back of your rates notice for information about this process.

## WHAT ARE MY RATES PAYING FOR?

Rates help to fund infrastructure and a wide range of important services for the community. These include the maintenance and renewal of more than 2000km of local roads, drainage and footpaths, bridges, street lighting, the upkeep of playgrounds, parks, gardens, swimming pools and other recreational facilities, along with maternal and child health, library services, planning, and assisting economic development and tourism in the Shire.

## WHAT IS THIS YEAR'S RATE CAP?

The Victorian Government Fair Go Rates system means councils are not allowed to increase their overall rate revenue by more than the annual CPI cap. This year's cap is set at 3.0%.

The rate cap applies as an average across the entire Shire, so rates on some properties can increase by more than 3.0%, while others can increase by less.

## DOES EVERYONE PAY THE SAME RATE IN THE DOLLAR?

At Pyrenees Shire Council we have a differential system that applies different rates to each property category based on what it is being used for (e.g., farming, residential, commercial etc.).

The Revenue and Rating Plan sets out the rules around each differential to ensure it is transparent and equitable for each property owner. Differential rating categories can be found on the back of your rates notice.

If you would like more detail, the Revenue and Rating Plan can be found on Council's website at [pyrenees.vic.gov.au/rates](http://pyrenees.vic.gov.au/rates)

## WHAT DOES THE WASTE CHARGE COVER?

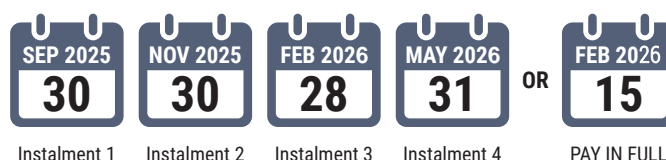
Council levies a Waste Management Service Charge that pays for the collection of kerbside bins, public litter management, street cleaning, bin supply, operating transfer stations, waste disposal, and the Victorian Government's waste levy.

Kerbside collection includes a landfill bin, a recycling bin, a glass bin and a green waste bin (urban areas only). Disposal of domestic quantities of waste at Council transfer stations is at no additional cost to all residents.

## WHAT IS THE ESVF

The Emergency Services & Volunteers Fund (ESVF) is a charge set by the Victorian Government to emergency service agencies. Council collects the levy on behalf of the state government. The charge is not subject to the rates cap.

## WHEN ARE MY RATES DUE?



Rates can be paid annually by a lump sum or by instalments. Ratepayers wishing to pay by instalments need to have the first instalment paid by 30 September 2025. If paying in full, payment must be received by 15 February 2026.

## I AM EXPERIENCING SOME TROUBLES IN PAYING – CAN WE WORK SOMETHING OUT?

Of course we can – our team is here to help you. Give us a call and we will work out a payment plan. Council has hardship policies in place for anyone struggling financially. All information is kept confidential.

## I AM A PENSIONER, CAN I GET A DISCOUNT ON MY RATES?

If you are an eligible pensioner and hold a current Pensioner Concession Card you may be able to claim a rebate from your council rates.

The state government gives pensioners with a concession of up to \$266.00 against their rates and charges, plus an extra \$50 for ESVF. This is the amount capped for the 2025/26 financial year. This amount is adjusted annually in line with the Consumer Price Index (CPI). If you feel that you are eligible for the rebate and are not currently receiving it, please get in contact with us.

# YOUR RATES NOTICE EXPLAINED

Please contact Council with any questions regarding your Rates Notice. If you are experiencing financial hardship, contact Council early to put in place a payment plan.

Please check your details carefully, including name and address. **It is your responsibility to notify Council of any changes.**

When contacting Council always have your Assessment Number ready to help staff to locate your details quickly.

Your Rates Notice lists all charges and any concession rebates that been applied to your property.

**Emergency Services & Volunteers Fund (ESVF)** is applicable to all properties. Council collects the ESVF on behalf of the Victorian Government.

**Site Value** is the value of the land.  
**CIV** is the value of the land plus any improvements.  
**NAV** is calculated at either 5% of the CIV or the current value of a property's net annual value.

The Land Use Classification indicated here is only for the purposes of calculating your **ESVF**. It does not indicate the actual Planning Zone of your property.

Ratepayers wishing to pay their rates in a single payment must pay by this date.

To be eligible for instalment payments and to receive reminder notices, you must make your first payment by this date. If payment is not made by this date you are to pay in full by the 15 February 2026.

**Pyrenees**  
Shire Council

5 Lawrence Street, BEAUFORT VIC 3373  
ABN 94 924 356 468  
1300 797 363  
pyrenees@pyrenees.vic.gov.au

**RATE & VALUATION NOTICE**  
For the Period 1 July 2025 to 30 June 2026

AA & BB CITIZEN  
5 LAWRENCE STREET  
BEAUFORT VIC 3373

033 0000009

**Assessment:** A9999  
**Property No:** 999000999  
**Ward:** BEAUFORT  
**Issue Date:** 26/07/25

Balance Carried Forward	2025/2026 Rate & Charges	Total Payable
\$0.00	\$1,266.65	\$1,266.65

**Rates & Charges**

RESIDENTIAL @ 0.212309 % of CIV \$573.23  
WASTE SERVICES CHARGE \$603.00  
ESVF - RESIDENTIAL - FIXED AMOUNT \$125.00  
ESVF - RESIDENTIAL - VARIABLE @ 0.0046% of CIV \$12.42

**Property & Valuations**

Level of Valuation Date 01/01/2025  
Operation Valuation Date 01/07/2025  
Site Value (SV) \$60,000  
Capital Improved Value (CIV) \$270,000  
Net Annual Value (NAV) \$13,000

**Location & Description**

5 LAWRENCE STREET  
BEAUFORT VIC 3373  
**Property Details:**  
24-1PP5010, 22-1PP5010

**Total Amount Due** \$1,266.65

AVPCC: 763 – Civic Buildings  
Transactions after 23/07/25 are not included in this notice.

**Land Area** 0.353 Ha

**If paying by instalments, the first instalment must be received in full by the 30th September 2023**

FULL PAYMENT	Instalment 1	Instalment 2	Instalment 3	Instalment 4
\$1,266.65	\$318.65	\$316.00	\$316.00	\$316.00
Due 15/02/26	Due 30/09/25	Due 30/11/25	Due 28/02/26	Due 31/05/26

**Register to receive your notice via email** [GO TO https://erates.pyrenees.vic.gov.au](https://erates.pyrenees.vic.gov.au)

**Pyrenees Shire Council**  
5 Lawrence Street, BEAUFORT VIC 3373  
1300 797 363  
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www.pyrenees.vic.gov.au

**Assessment:** A9999 **Name:** AA & BB CITIZEN  
**Property:** 5 LAWRENCE STREET BEAUFORT VIC 3373

**Australia Post**

\$1,266.65 Full Payment \*3207 1000 0066 23  
\$326.88 First Instalment \*3207 1000 0066 23

**Biller Code:** 3207  
**Ref:** 1000 0066 23

**Payment Options**  
Please refer to the back of this notice for further payment options

**Biller Code:** 35071  
**Ref:** 1000 0066 23

BPAY this payment via internet or phone - banking  
BPAY View - View and pay this bill using internet banking.  
BPAY View Registration No: 1000 0066 23

Payment options for BPAY and Auspost. The **Biller Code** is the same but the **Ref** is unique to each assessment. Please be careful when entering the reference code.



General Rates  
(capped at 3.0%)

+



Waste Charges

+



Emergency Services & Volunteers Fund  
(set by State Government)

=



Your Rates Bill