

Property classification (AVPCC) Community FAQ

What is an AVPCC?

AVPCC stands for Australian Valuation Property Classification Code. It is a code applied to every property by the Valuer-General Victoria to describe how the land is used for valuation, rates and State levies.

Why does my rates notice show an AVPCC?

The AVPCC helps:

- describe the type of land use for valuation purposes, and
- calculate State Government levies, such as the Emergency Services and Volunteer Fund (ESVF).

It appears on your rates notice so property owners can see how their land has been classified.

Who decides my property's AVPCC?

AVPCCs are determined by the Valuer-General Victoria, not Council.

Council uses the valuation information provided by the Valuer-General to issue rates and collect levies.

Is AVPCC the same as zoning?

No. They are completely different.

- Zoning comes from the Planning Scheme and controls what development may be allowed on land.
- AVPCC is used for valuation and taxation purposes and describes how the land is used, not what could be developed in the future.

Because they serve different purposes, zoning and AVPCC often do not match.

Why is my Green Wedge or rural property classified as residential?

This is common and does not mean anything is wrong.

A property can:

- be in the Green Wedge or Farming Zone,
- have no house, and
- have no ability to build a house,

yet still be classified as residential for valuation purposes. AVPCCs are based on land use characteristics, not development rights.

Does a residential AVPCC mean I can build a house?

No. A residential AVPCC does not create or imply a right to build. All development rights are determined through the Planning Scheme and the planning permit process.

Why isn't all rural land classified as farmland?

Land is only classified as primary production (farmland) where there is clear evidence of agricultural use, such as farming or commercial agricultural activity. Rural land that is not actively farmed may be classified differently for valuation purposes.

How does AVPCC affect my general rates?

Council uses differential rates based on land use. AVPCC helps determine your rate category, but your rates are mainly based on property value. An AVPCC change only affects your rates if it moves your property into a different rate category.

How does AVPCC affect the Emergency Services and Volunteer Fund (ESVF)?

AVPCC does affect how the ESVF levy is calculated. Different property classifications (such as residential or primary production) attract different fixed charges and rates set by the State Government. This is the most common reason people enquire about their AVPCC.

Can Council change my AVPCC?

No. Council cannot change AVPCCs directly.

Any review must be done by the Valuer-General Victoria through a formal objection or valuation review process.

What can I do if I think my AVPCC is wrong?

You can:

- Contact Council for an explanation of how the classification is used, and
- Lodge an objection with the Valuer-General within the timeframe shown on your rates notice.

Council staff can help explain the process but cannot change the classification themselves.