COUNCIL NEWS

...from the Mayor

With rates notices set to go out shortly, I wanted to take the time to provide you with some important information to ensure that you are as up to date as possible, when it comes to your rates. As you may know, your individual property values determine the rates you pay and therefore any large increases or decreases in your property’s value, relative to other properties in the municipality, will alter your rate charge. These property valuations were previously calculated every two years, but now under changes made by the state government, are being done annually to ensure that your rates charge is reflective of the current climate and is a process that is undertaken by independent valuers who are selected by the Valuer-General Victoria.

For a majority of residents (56%) this year, I’m pleased to say they will see a reduction in their rates, which is great news for those families, added to which 82% of Wyndham’s residential properties will see rate movements under the 2.5% rate cap. As fellow ratepayers and residents, both myself and my Councillor colleagues appreciate the significance of rate changes and the impact that this has on families and communities. We are also lucky enough to see firsthand the impact of what our rates can do to strengthen and build this huge city, in the development of new community centres & spaces, libraries, roads infrastructure, arts, culture, events, early childhood & youth services, parks, reserves and sports grounds, plus more than 70 other different services for the community.

There were also some residential valuation increases across Wyndham suburbs, with the largest increases being in Tarneit, Manor Lakes and Werribee, along with increases in commercial, industrial and rural properties, which will see some increases in rates of over 10% due those substantial increases in their valuation.

For residents that experience difficulties in paying your rates, I would encourage you to contact Council’s Rates and Valuations team to discuss payment plan options or to determine whether you qualify for assistance under Wyndham City’s Financial Hardship Policy.

Regards, Mia Shaw.

FREQUENTLY ASKED QUESTIONS – VALUATIONS AND RATES

How often does Council complete valuations?

- Municipal property valuations have moved from being undertaken once every two years to every year. The Valuer-General Victoria will now be responsible for all valuations.

Does Council complete the valuations?

- All property valuations will now be undertaken annually by an Independent valuer who has been appointed by the Valuer - General Victoria. This will be first reflected in your 2019/20 rates notices.

Can I object against the valuation?

- Yes, you can lodge an objection regarding the valuation that has been determined for your property.
- The objection needs to apply to the actual valuation, not the rates charge.
- The objection must be submitted in writing within 60 days of the issue date on the annual notice.

What if I cannot afford to pay my rates?

- If you feel you are facing difficulty in paying your rates, you should contact council as per the contact details on your rates notice.
- Council officers will be available to discuss your circumstances and payment plans or hardship provisions that you that you may be eligible for.

Wyndham Civic Centre
45 Princes Highway Werribee
(PO Box 197) Vic 3030
9742 0777

mail@wyndham.vic.gov.au
Translating & Interpreting Services 13 14 50