



Property Rates & Valuations

How they affect you

How Revaluations Affect Your Rates

The State Government has capped the amount by which most Councils can increase their rates revenue for 2024-25 at 2.75 per cent and Wyndham City has complied with this requirement.

However, individual properties may be affected differently as the total rate revenue is distributed by the value of the property. For example, a residential property worth \$750,000 will carry a bigger share of the total rate revenue than a residential property worth \$400,000.

As required under the Local Government Act, the annual property valuations have been undertaken as of 1 January 2024 and form the basis for the 2024-25 rates calculation.

The valuation process is conducted by an independent valuer and certified by the Valuer General Victoria.

It is important to note that increases in property valuations does not mean that council gets to collect more rates, there is no windfall gain. The total amount of rates that Council receives is still capped at the State Government imposed 2.75 per cent.

The impact for individual properties will depend on how the property value has changed relative to other properties. For some properties, there may be an increase in rates higher than 2.75 per cent while others will see a decrease.

Information Regarding Rates and Valuations

If you have any questions about your Rates or Valuation please contact the Rating Services Department on **1300 023 411**.

If you would like to find out more general information about how Rates are calculated or about the Valuation process please go to Council's website **www.wyndham.vic.gov.au**

Budget Highlights

- **\$159.1million** - Capital Works Program
- **\$52.2 million** - On important road works across Wyndham
- **\$11.6 million** - On various road surface renewals and reconstructions across Wyndham.
- **\$12.2 million** - For Stage 1 construction works at the Tarneit North Community Precinct in Polly Parade, Tarneit
- **\$8.5 million** - Toward the Ison Road duplication (Princes Highway to Melbourne-Geelong Rail Line)
- **\$10.4 million** - Towards the implementation of the Manor Lakes North Master Plan, located at Holyoake Parade, Manor Lakes
- **\$9.2 million** - For Stage 1 works at Fortitude Drive Reserve in Truganina
- **\$7.5 million** - For Stage 1 and Stage 2 of the Jamieson Way Community Centre redevelopment in Point Cook
- **\$2.6 million** - On design work for the Hobbs Road extension between Ballan Road and Sayers Road
- **\$10.8 million** - For duplication works at the intersection of Leakes Road and Sayers Road
- **\$28.5 million** - To maintain our parks, open spaces and streetscapes
- **\$11.7 million** - On library services
- **\$1.4 million** - On new library resources
- **\$16.7 million** - On Maternal Child and Heath Immunisation services
- **\$2.4 million** - On the Wyn-R Project: Reduction, Renewables, Resilience
- **\$2 million** - Greening the Pipeline
- **\$6.5 million** - Cultural Centre Upgrade, Werribee
- **\$1.4 million** - For Community Grants
- **\$21.8 million** - For Kindergartens and Children Centres

For more information visit:

www.wyndham.vic.gov.au/annual-plan-and-budget-2024-2025

Message from the Mayor

Wyndham Council has now adopted its Annual Plan and Budget for 2024-25.

This is the last Budget of this Council term, with a Council election to be held on 26 October.



Like previous Budgets, this year we had to overcome many challenges, including increased building material costs, high interest rates and inflation.

However, we believe we have still managed to deliver a Budget that provides the services and continued infrastructure that our residents want and need.

Reducing traffic congestion and improving road safety remains a key focus for Council, and we've included \$52.6 million to fund important road works across the City.

A total of \$10.8 million has been proposed for duplication works at the intersection of Leakes Road and Tarneit Road.

We know how important it is for our residents to have great active open spaces close to home, and that's why we're allocating \$12.2 million towards Polly Parade Reserve, a new active open space for Tarneit North, which will include construction of soccer fields with an overlaid cricket oval, tennis courts, walking paths, landscaping and planting.

But the Budget isn't just about infrastructure – services are also at the forefront of this year's Budget, including \$21.8 million for Kindergartens and Children's Centre's, \$16.7 million for Maternal Child and Health Immunisations and \$11.7 million for Libraries.

I'm pleased to say that over this Council term, we have delivered 250 capital works projects, including \$100 million in road upgrades, 15 new and upgraded sports facilities, seven community centres and 400 kilometres of new footpaths. A great achievement.

Rates increases have been capped at 2.75 per cent, in line with the State Government's policy.

And remember, if you have any queries about your rate notice, or you wish to discuss late payments or payment plans, please reach out to us on **1300 023 411**, or email **mail@wyndham.vic.gov.au**

Jennie Barrera, Mayor
Wyndham City



How Your Rates Are Spent

Your rates are used to deliver a vast array of services and cater for a population of more than 300,000 people in the Wyndham community. Rates also contribute towards the construction and upgrade of roads, community centres, sporting infrastructure and more.

The components of your annual Council rates bill



Paying Rates

Rates are payable by instalments and can be paid:

Online: www.wyndham.vic.gov.au

Payments Via: BPay, Australia Post (Post BillPay) and Direct Debit and Phone: 131816. Biller Code and Bank Reference Number on your bill is required.

In person at one of our Customer Service Centres:

Civic Centre: Card, Cheque and Cash payments

Tarneit, Manor Lakes and Point Cook Community Learning

Centres: Card payments only

Late Payments / Difficulty Paying

Contact Wyndham City if you are experiencing difficulty in paying your rates and charges. You may be eligible for a payment plan or qualify for assistance under Wyndham City's Financial Hardship Policy.

Pensioner rebate

Pensioners may qualify for the municipal rates concession from the State Government. Please visit Council's website as provided below for further information.

To discuss late payments, payment plans, difficulty paying or any queries about your rate notice.

Contact:

P: 1300 023 411

E: mail@wyndham.vic.gov.au

For further information visit: www.wyndham.vic.gov.au

This information can be translated by contacting Translating and Interpreting Services on 131 450 and asking to be connected to Wyndham City on 1300 023 411

