



Property Rates & Valuations

How they affect you

Message from the Mayor

Wyndham Council recently adopted its Annual Plan and Budget for 2025-26.

This is the first Budget of this Council term.

Your rates have been capped at three per cent, in line with State Government requirements.

Rates are calculated on the value of an individual property, based on an independent valuation provided by the Valuer-General, which is a State Government Agency. Your rates help fund the services Council provides, including some services not used by all ratepayers.

Nobody wants to pay more rates, but for growth councils such as Wyndham, the State Government's rate-capping policy presents many economic challenges for our municipality.

Our Annual Plan and Budget 2025-26 reflects our focus on long-term financial sustainability.

Council has committed \$165 million to our Capital Works program this financial year – informed by what the community has told us matters most – better roads, improved open spaces, and initiatives that enhance safety and liveability.

We're investing \$466.6 million in vital services. This includes \$11.5 million for our libraries, \$22.3 million for kindergartens, \$16.7 million for Maternal and Child Health, and \$23 million in sports facilities.

We're also committing \$27.7 million to maintain open spaces and \$20.8 million to create new ones, alongside \$81.6 million to improve roads and footpaths – the most significant investment we have ever made.

This Budget is about building a better Wyndham – now and into the future.

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**

Mia Shaw, Mayor
Wyndham City



How Revaluations Affect Your Rates

The State Government has capped the amount by which most Councils can increase their rates revenue for 2025-26 at three 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 2025 and form the basis for the 2025-26 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 increase for 2025-26 in the total amount of rates that receives is still capped at the State Government imposed three 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 three 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**

Changes to your Waste Management Charge

The 2025-26 Waste Management Charge is \$461.80, up \$69.40 from the \$392.40 charge of last financial year. The increase is due to several factors including the landfill levy increase and a change to Wyndham's standard household bin service.

This financial year the Victorian Government is increasing the Landfill Levy to \$169.76 per tonne, which Council collects on their behalf. The total approximate 2025-26 cost per household from the landfill levy is \$90.

As a requirement of the Victorian Government, during February and March 2026, Wyndham will be delivering a green-lid Food Organics and Garden Organics (FOGO) bin to every household that receives a Council waste service but does not already have a green lid bin.

From February 2026, all households will have three bins - the red lid garbage bin, the yellow lid recycling bin and the green lid FOGO bin.

Almost half of Wyndham's household waste is organic material. Expanding the green lid bin to all households means that more food and garden waste can be composted instead of going to landfill.

For households who already have the green lid bin, the 2024-25 optional green bin service charge of \$98.45 no longer exists and is absorbed into the overall Waste Management Charge. Meaning these ratepayers payments will have reduced by \$29.

For more information visit our website:
www.wyndham.vic.gov.au/FOGO

Budget Highlights

- **\$165.1 million** - Capital Works Budget
- **\$466.6 million** - for services
- **\$81 million** - for roads and footpaths
- **\$20.8 million** - for new open space projects
- **\$1.4 million** - to commence construction on the upgrade of Doherty's House café
- **\$8.2 million** - to commence Leakes Road duplication works between Tarneit Road to Derrimut Road
- **\$16 million** - to commence K Road Reconstruction Stage 1
- **\$9.6 million** - to commence Tarneit Road and Shaws Road intersection upgrade
- **\$9.1 million** - to deliver Tarneit Road and Leakes Road intersection upgrade.
- **\$2 million** - for the delivery of Werribee City Centre Streetscape upgrades
- **\$820,000** - Sports ground lighting projects
- **\$4.5 million** - for completion of the Polly Parade Reserve
- **\$6.1 million** - for completion of athletics track, playground and landscape works at Fortitude Drive Reserve
- **\$6 million** - for delivery of Jamieson Way Stage 2

For more information visit:
www.wyndham.vic.gov.au/budget25-26

Emergency Services and Volunteers Fund

From 1 July 2025, the State Government's Emergency Services and Volunteers Fund will appear on your Rates Notice. It replaces the Fire Services Property Levy. Council is required to collect this Levy on behalf of the State Government.

Vacant land will also now be classified according to its intended land use.

How is it calculated?

The ESVF includes 2 components:

- A fixed charge – based on the property's classification (e.g. residential, commercial, industrial, primary production, and public benefit).
- A variable charge – based on the property's classification and capital improved value (CIV), which includes land and buildings. The CIV is listed on your council rates notice.

What rebates and concessions are available?

Existing concessions continue to apply.

- A \$50 concession applies if you hold a Pensioner Concession Card or an eligible Department of Veterans' Affairs Gold Card. Some farmers may be eligible for a single farm enterprise exemption from multiple fixed charges.
- In recognition of their significant contribution, active volunteers and life members from the CFA and VIC SES will be eligible for a rebate.

The Rebate scheme will be managed by Department of Government Services please visit

www.vic.gov.au/Eligible-Volunteers-Rebate-Scheme

For further information, please contact:

- ESVF support line 1300 819 033
- For general ESVF information and calculator **sro.vic.gov.au/esvf**
- For volunteer's rebate details **service.vic.gov.au/evrs**

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

