

# Wellington Shire Council Rates FAQs

## How is my property valued?

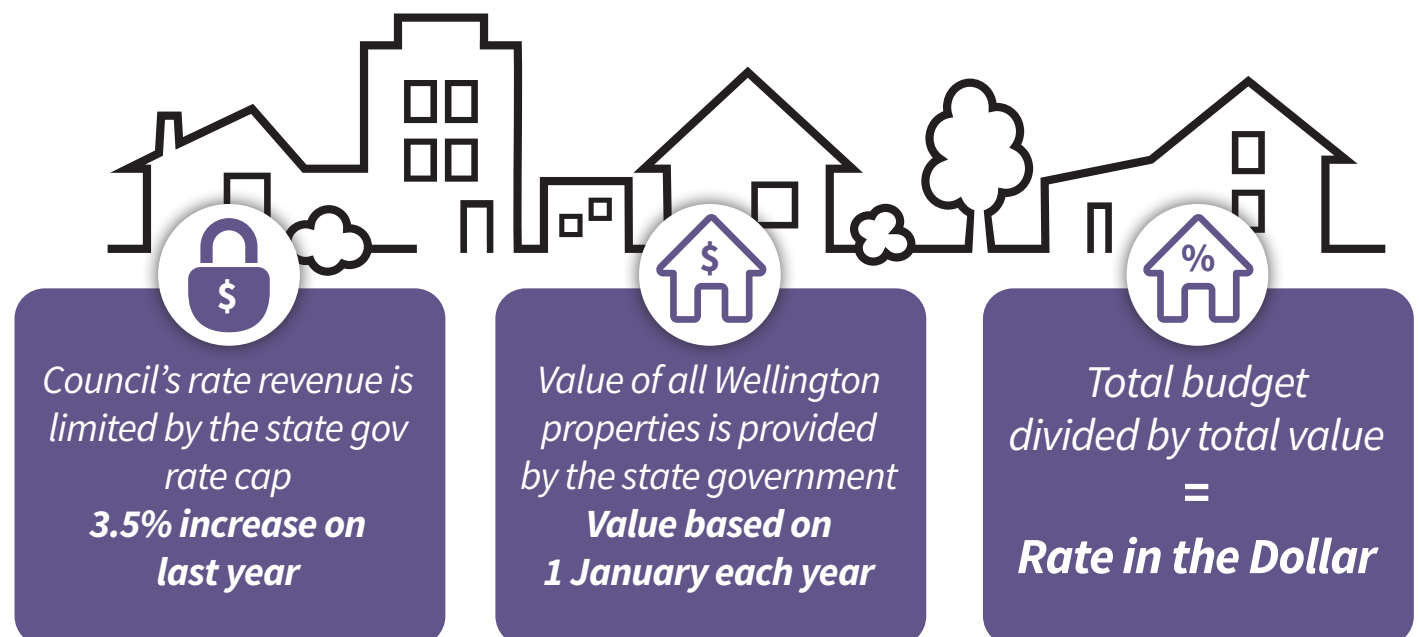
Wellington Shire Council is not involved in the annual property revaluation process. The Valuer-General Victoria determines the value of properties in Wellington every year by considering the value of your land, house and any improvements. It also considers the housing market and the prices for which properties have sold in your neighbourhood in the past 12 months. While Council does issue your valuation notice on behalf of the state government, Council isn't involved in the valuation process. *A Supplementary Valuation can also occur to reflect changes made to land or infrastructure, altering rates levied.*

## How are rates capped in Victoria?

Each year the State Government sets a rate cap. This cap limits the increase from the previous year in revenue that councils can collect through general rates. The rate cap applies to the total average rates collected by Council, and not to individual rates notices. The cap for the 2023/24 financial year is 3.5%. Since this increase limit applies to properties as an average across the municipality, your individual rates this year may be either higher or lower than the average 3.5% increase.

## How are my rates calculated?

Council determines the amount of money that can be raised through rates, while staying within the cap. The amount is then split among all ratepayers depending on property values and categories, to determine the rate in the dollar for that year. Your property valuation is multiplied by the rate in the dollar to determine the amount you need to pay for your share of rates. The garbage charge, waste infrastructure charge and EPA Levy Charge will be calculated separately as required.



## What is the Fire Service Levy?

Council collects the Fire Services Levy on behalf of the state government. The Fire Service Levy is used to support emergency services in Victoria. For more information on the Fire Services Levy, visit [firelevy.vic.gov.au](https://firelevy.vic.gov.au) or call **1300 300 635**.

