

YOUR RATES EXPLAINED

Wodonga Council rates go towards the cost of maintaining community infrastructure and services the council provides. How much each ratepayer pays depends on the value of their property.

Valuations are done every two years with 2016 a valuation year. Valuations do not increase or decrease revenue for the council. Valuations ensure the distribution of rate revenue remains fair and equitable and according to property values; property valuations are done by an independent valuer.

Wodonga Council is raising its rates revenue by 2.5 per cent in line with the Victorian Government rate cap. This refers to the total amount of rates revenue received by the council.

Most property owners will find their rates bill will be more or less than a 2.5 per cent increase, dependent on the capital improved value of their property.

Q:

Has the 2.5 per cent rate cap been applied to my rates bill?

A:

Yes

Q:

Does the council get more money when my property value goes up?

A:

No

Q:

Why isn't my rate bill 2.5 per cent more than last year?

A:

The 2.5 per cent rate cap applies to the overall rate revenue collected by each council and does not include waste charges and the fire service property levy which collects revenue for the State Government.

Q:

Has the council increased the value of my property to get more money?

A:

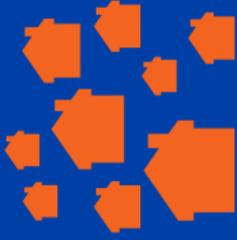
Your council does not receive extra money if your property valuation increases. Some ratepayers will pay less than the 2.5 per cent cap and others will pay more, but the overall general rates collected by the council won't exceed the rate cap.



How general rates and charges are calculated



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Total council rate revenue
(e.g. \$10 million)

Combined value of all rateable properties
(e.g. \$40 billion)

“The rate in the dollar”
(e.g. 0.004)

Market value of your property
(e.g. \$320,000)

Your general rates
(e.g. \$1,280)