16 April 2025

Fact sheet

Brimbank Draft Budget 2025/2026:
Rates and Revaluation

Proposed rates and charges increase

In 2025-2026, it is proposed that rates in Brimbank will increase on average by 3.00%. This is within the State Government's rates cap.

Based on Brimbank's average residential property value of $645,000, this means the average rates and charges will be $1,685.15 for the year.

Council has made every effort to keep property rates, user fees and service charges as low as possible.

We have tried to ensure that:

- increases are in line with market levels;
- users are not charged more than is actually spent;
- fees and charges comply with the National Competition Policy and Council's Social Justice Charter.

What this increase pays for

This increase will contribute to the total $195.53 million of rates raised to maintain current services and meet the budget challenges that affect our underlying operating position, such as:

- council operation within a rate capped environment;
- increases in the landfill levy payable to the State Government;
- superannuation guarantee percentage increases;
- cost shifting, where funding from the Federal and State Governments either lessens or remains the same, the 'gap' between the true cost of services and subsidy grows;
- global influences impacting cost escalation of capital works and energy sources (Gas and motor vehicle fuel); and
- cost impact of State Government legislative changes.

It also pays for a $56.7 million capital works program to strengthen community capacity in our city, and upgrade facilities and open spaces to shape a better Brimbank. $3.6 million in capital works is also carried over from the last financial year.

Additional loans

For the 2025-2026 year, Council proposes to borrow $12 million to help fund capital works. This takes our total borrowings to $71.3 million by the end of the 2025-2026 year.

About individual rate and charge increases

Council rates are made up of several levies and charges. Each one is calculated separately and reflects a different increase.

Individual levies and charges include:

- **Municipal Charge** – the administrative costs of Council. All rateable properties pay this charge. The proposed amount for 2025-2026 is $86.52.

- **Public Amenities Cleansing Levy** – the cost of street sweeping, waste and rubbish collection and disposal from public places. All rateable properties pay this levy. The proposed amount for 2025-2026 is $94.61.

- **Environmental Charge** – the cost of weekly rubbish and fortnightly recycling collections, the annual hard waste collection, and the State Government landfill levy. This charge only applies to residential properties.

  The proposed 2025-2026 Environmental Charges are:

  80 litre garbage bin – $225.87
  140 litre garbage bin – $369.85
  240 litre garbage bin – $659.27

- **User-pays Green Waste Charge** – this charge applies to residential properties that have opted to use Council's user-pays fortnightly green waste collection service.

  The proposed 2025-2026 Green waste charges are:

  140 litre green waste bin – $100.24
  240 litre green waste bin – $112.06

- **Emergency Services and Volunteer Fund (ESVF)** - The Victorian Government plans to replace the current Fire Services Property Levy with the Emergency Services and Volunteers Fund (ESVF) starting 1 July 2025. This new levy will fund a broader range of emergency services, including Triple Zero Victoria.

  Councils collect the ESVF through annual rates notices. While this levy appears on your rates notice, it is a state-imposed charge, and councils are required to transfer the collected funds directly to the State Revenue Office; it does not constitute council revenue.

  The ESVF will contain a fixed charge of $136 (for residential properties) or $276 (for non-residential properties) as well as a variable charge which is assessed on the property's capital improved value (CIV). See below for more information on the CIV.

  Property owners who already receive a Council rates concession on their main home will automatically receive the ESVF concession. This is $50 discount on the total levy amount.

  For more information, call Council on **9249 4000** or visit **www.sro.vic.gov.au**

How rates are calculated

Council uses the capital improved value (CIV) system of calculating rates. This enables us to apply a more equitable level of rates and charges across all properties.

To calculate the rates charged on a property, we use the following formula:

Rates = Capital Improved Valuation (CIV) X differential rate in the dollar

Capital Improved Valuation is the total market value of the land plus buildings and other improvements.

Differential rates are where we set a different rate in the dollar for different categories of rateable land. The level of the rate for these categories are considered to provide for an appropriate contribution to Council's budgeted expenditure, having regards to the characteristics of the land.

For example: We may charge a differential rate for farmland, various categories of residential property or commercial/industrial properties – each paying a higher or lower rate in the dollar.

Revaluation of properties

Every year the State Government carries out a general revaluation of properties for all councils. This is to comply with the *Local Government Act 1989* and the *Valuation of Land Act*.

The 2025 revaluation will be completed by 30 June 2025 with a valuation date of 1 January 2025.

Although property values across Brimbank have generally increased since the 2023 revaluation, Council's overall rates increase is 3.00% as per the State Government's rate cap. The revaluation simply reapportions rates across all properties within the municipality.

The 2026 revaluation is due to be completed by 30 June 2026 and will be used for the 2026-2027 financial year.

If property owners want to object to the valuation of their property, they can lodge an objection through the Rating Valuations Objections Portal (https://ratingvaluationobjections.vic.gov.au/). You must do this within two months of the issue date of your valuation notice.

Financial Hardship Policy

Council has a Financial Hardship Policy to support ratepayers who are experiencing financial hardship. We provide support in the form of payment arrangements and deferrals.

Ratepayers who are having difficulty paying rates should contact Council's Rates Department on **9249 4000**.

ENDS

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