

Rates at a glance 2019/20

Rate Category	Minimum rate \$	Rate in \$ Gross Rental Values	Rate in \$ Unimproved Values
Residential Improved	988	6.6132	0.3847
With a lesser minimum for Strata Titled Caravan Parks	144	-	-
Residential Vacant	991	13.2238	0.4838
Commercial and Industrial Improved	1,344	6.8655	0.2824
With a lesser minimum for Strata Titled Storage Units	672	-	-
Commercial and Industrial Vacant	1,344	6.8256	0.3345
Rural and Mining Improved	980	-	0.3726
Rural and Mining Vacant	928	-	0.4977

Reason for difference in published rate-in-the-dollar

The rates in the dollar imposed for differential rates and minimum rates for 2019/20 have been amended from those as advertised through a local public notice published on 14 May 2019. This is due to alterations to valuations supplied by the Valuer General as a result of the unimproved revaluation.

The 2019/20 budget requires that the amount to be raised from Rates is \$135 million. To achieve this, the average Rate has been set at 1.8% for the Residential Improved category (which applies to 89% of Ratepayers).

As values can change significantly over the period to reflect the market values available, the rate in the dollar has to be adjusted to arrive at the overall average increase of 1.78%. Even so, the valuation can result in individual increase at higher or lower rates than 1.78%.



Rating structure

Section 6.33 of the Local Government Act 1995 (The Act) allows for the imposition of differential rates according to the predominant use for which the land is held or used.

Section 6.35 of The Act allows a minimum to be applied separately to each differential category where a differential general rate is imposed.

The City has adopted the principals of equity and fairness in imposing differential rates and considers that commercial and industrial properties require a higher base standard of infrastructure than other categories of ratepayers due to the potential of greater volumes of people and vehicular traffic.

Striking a proper balance between these elements provides equity in the distribution of the rate burden across residents.

Unimproved Value (UV) properties are valued annually and Gross Rental Values (GRV) are valued every three years. This year the UV property base has been revalued by the Valuer General's Office.

Need help?

Need help with your Rates or information in this flyer?

Please contact the City of Wanneroo Rates Services on 9405 5000 or Translation and Interpreting Services (TIS) on 131 450.

RATES INFORMATION

2019/2020

WIN A \$5,000 Holiday package* plus more!

Race IN YOUR Rates

Pay your rates by Friday 6 September 2019 for a chance to win a prize.
Visit wanneroo.wa.gov.au for details.

Sign up for eRates by **Friday 6 September 2019** and go into the draw to **WIN 1 of 6 Apple iPads.***

* Terms and conditions apply.

Cover image - Yanchep resident and small business owner Matthew Bettinaglio with daughter Bliss.

City of Wanneroo

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Locked Bag 1, Wanneroo, WA 6946

T (08) 9405 5000
After Hours 1300 13 83 93
E enquiries@wanneroo.wa.gov.au
wanneroo.wa.gov.au





About my notice

Most home, land or business owners in the City of Wanneroo will receive one Annual Rates Notice by post in the week beginning 29 July 2019.

However an additional Interim Rates Notice will be issued under certain circumstances such as when properties are bought and sold following subdivisions, or when homes are built or improved. Payment details are included on your notice and on the City's website wanneroo.wa.gov.au/rates

What do my rates pay for?

Rates contribute to the building and maintenance of facilities such as community centres, parks, beaches, sports fields and libraries which are highly valued by our community.

They also fund important community infrastructure including roads, street lighting and footpaths.

Special payment arrangements

If you are experiencing financial hardship and are unable to pay your rates, you can apply to the City for a special payment arrangement. The City will calculate equal amounts payable based on the first payment date, the frequency and the amount owing, ensuring all money owed is paid by as per the arrangement.

An administration charge of \$30 per property and late interest penalty payments of 8.45% per annum on Rates and Charges and 11% per annum on the Emergency Services Levy, will apply for each special payment arrangement.

Call the City on 9405 5000 to discuss payment arrangement options.

How to claim a concession on rates and the emergency services levy

The Government of Western Australia provides a rebate to people who meet eligibility criteria.

Concession eligibility criteria

An applicant must fulfil the following:

- Be the owner and reside in the property on 1 July of the rating year.
- Pensioners must be in receipt of a pension and hold a Pension Concession Card or State Concession Card, or hold both a Seniors Card issued by the Office of Seniors Interests and a Commonwealth Seniors Health Card, or seniors must hold a Seniors Card issued by the Office of Seniors Interests.
- Register your entitlement with Council or the Water Corporation (concessions only apply once your application is received and registered).

A pro-rata rebate may be available from the date of registration to pensioners and seniors who become eligible after 1 July of the rating year.

Please contact the City if you have rate and Emergency Services Levy (ESL) arrears outstanding on your property and you meet the eligibility criteria. You may be able to enter into an arrangement that entitles you to a rebate or deferment.

If your circumstances change, particularly with respect to your ownership or occupation of the property, or your eligibility as a Senior or Pensioner, you must notify the City and the Water Corporation. Your registration will be cancelled or amended, as appropriate. Entitled Pensioners cannot defer payment of the pool inspection fee. This amount is to be paid in full by the due date shown on the annual rates notice.

To claim your rates and ESL concessions, your portion of the rates and ESL must be paid in full by 30 June 2020.

If you are entitled to defer your rates and ESL, the balance will be transferred to deferred, otherwise the outstanding balance will become arrears and attract late payment penalty interest and must be paid prior to claiming a rebate in subsequent years.

The City of Wanneroo does not administer the laws in regards to rates concessions. If you do not agree with a decision made by the City, you may contact the State Revenue Department on 9262 1373.

Waste service charges

Waste service charges for 2019/20 remain unchanged and waste fee rebates for eligible pensioners also remain unchanged.

How are my rates calculated?

Rates are calculated by multiplying a property's Gross Rental Value (GRV) or Unimproved Value (UV) by the rate in the dollar set by Council, subject to minimum rates.

Gross Rental Value (GRV) is the rental value of your property as determined by the Western Australian Valuer General's Office and is an estimate of how much you could expect to receive if you were to rent your property.

Properties used for non-rural purposes e.g. urban residential, commercial etc. are valued using the GRV method.

Unimproved Value (UV) is the fair market value of your property as determined by the Western Australian Valuer General's Office and does not take into account any improvements on the land such as dwellings or outbuildings. Land used for rural purposes is valued using the UV method.

Can I object to my property's valuation?

If you believe the valuation of your property is incorrect, you can lodge an objection with the Western Australian Valuer General's Office within 60 days of the issue date of your Rates Notice.

For further information please contact the Valuer General's Office on 9273 7373.

Do I pay GST on my rates assessment?

GST is not payable on general rates, domestic refuse services, Emergency Services Levy or the pool fence inspection fee.

Why are pool inspection fees charged?

State Government legislation requires all private swimming pool enclosures be inspected at least every four years.

The City charges pool owners an annual fee to recover the cost of all inspections over a four year inspection cycle.

All pool owners are required to properly maintain their pool enclosures for safety reasons.

What if I change address?

The property owner is responsible for advising the City's Rating Services team of a change of address.

Call 9405 5000

Email enquiries@wanneroo.wa.gov.au

Visit wanneroo.wa.gov.au/changeofaddress

In person Civic Centre, 23 Dundobar Road, Wanneroo

What if the property changes ownership?

Under the provisions of Section 9.68 of the Local Government Act 1995, written notice must be given to the City within 21 days whenever any person sells or otherwise disposes of any rateable land. Land details and the name and address of the purchaser must be provided.

For more information visit wanneroo.wa.gov.au/rates

2019/20 Budget highlights - Capital and Operational expenditure

-  Roads, Pathways and Street Lighting \$61.3 million
-  Sports Facilities \$46.8 million
-  Waste and Recycling \$27.9 million
-  Parks, Playgrounds and Conservation \$25.6 million
-  Community Safety and Health \$11.2 million
-  Community Facilities \$9.9 million
-  Libraries, Museum and Heritage \$9.3 million
-  Beach Management \$5 million
-  Emergency Management \$994,000

Figures shown are estimates only which represent both Operational and Capital Works funding from the 2019/20 Budget.