

RATES INFORMATION 2018/2019



City of
Wanneroo

About my notice

Most properties will receive one Annual Rates Notice and this is sent in the week beginning Monday 30 July 2018.

Where properties are bought and sold, as a result of subdivisions or new buildings or additions completed, rates are levied at the time of completion and an Interim Rates Notice is posted to the owners.

Properties rated as vacant land will be re-rated when the development has been completed.

Payment details are included on your notice and on the City's website wanneroo.wa.gov.au/rates

What do my rates pay for?

Your rates fund important community infrastructure such as roads, street lighting and footpaths.

They also contribute to building and maintenance of key City facilities like parks, beaches, sports fields, libraries and community centres - all things that are important to our residents.

Your rates ensure that the buildings you work and shop in, and the homes you live in, are safe and healthy.

Special payment arrangements

If you are unable to pay your rates instalments due to financial hardship, you can apply to the City for a special arrangement.

The City will calculate equal amounts payable based on the first payment date, the frequency and the amount owing, ensuring all monies are paid by 30 June 2019.

An administration charge of \$30 per property will apply for each special payment arrangement and a late interest penalty payment of 8.45% per annum.

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

The Government of Western Australia provides a rebate to persons who meet the set 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 2019.

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.

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 fair rental value of your property as determined by the 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 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?

Yes, if you feel that the valuation applied to your property is incorrect, you can lodge an objection with the Valuer General's Office within 60 days of the issue 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?

No, 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?

It is the responsibility of the owner to advise Rating Services when a change of address takes place which would prevent the service of the Rates Notice. Advice written upon a rate notice is not appropriate.

Please email enquiries@wanneroo.wa.gov.au or call 9405 5000.

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. Details of the description of the land and the name and address of the purchaser must be stated.

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

\$27 million
WASTE AND
RECYCLING

\$9.9 million
COMMUNITY FACILITIES

2018/19 BUDGET HIGHLIGHTS

How rates contribute to your community

\$24 million
PARKS, PLAYGROUNDS,
CONSERVATION

\$32.8 million
SPORTING FACILITIES

\$9.3 million
LIBRARIES, MUSEUM
AND HERITAGE

 **City of
Wanneroo**

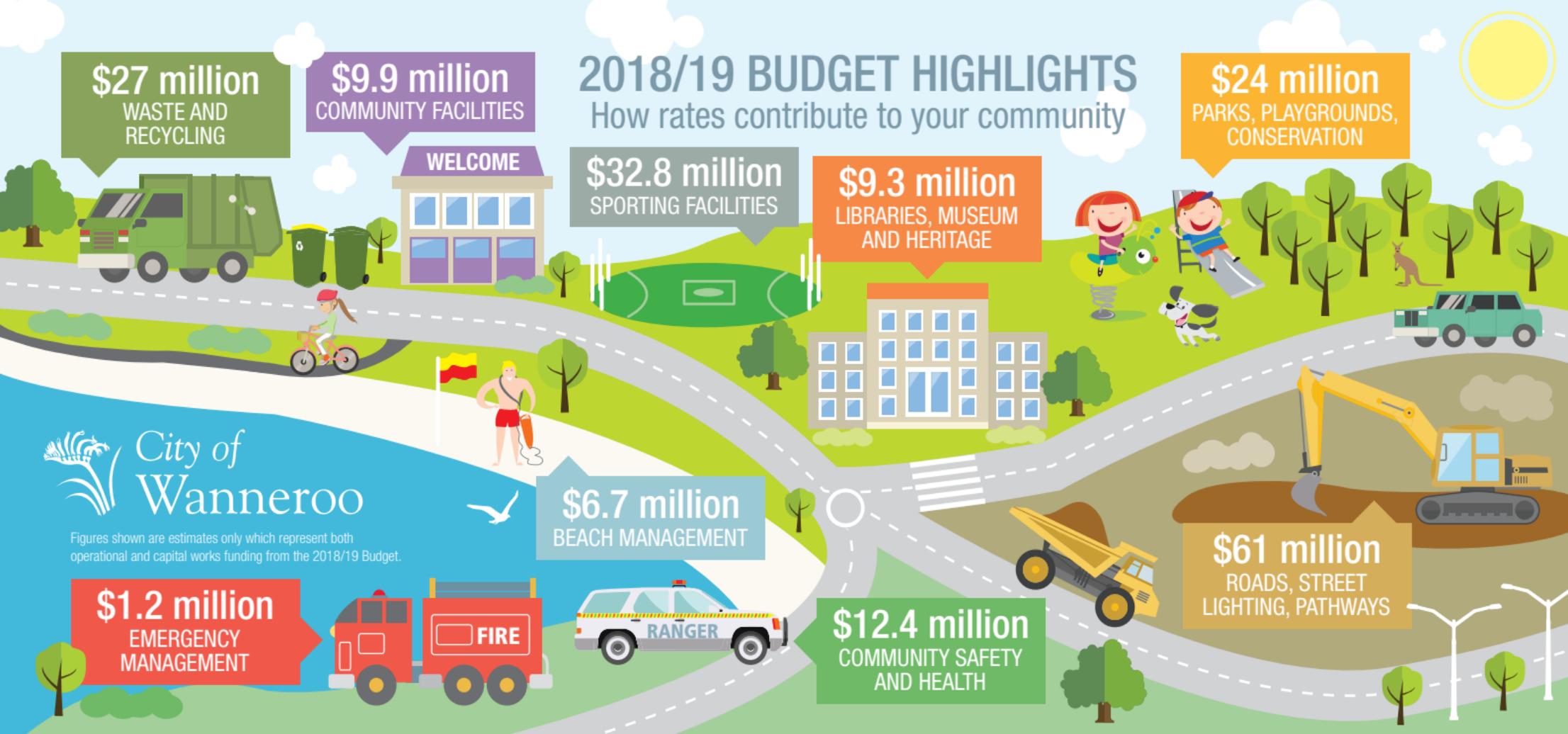
Figures shown are estimates only which represent both operational and capital works funding from the 2018/19 Budget.

\$1.2 million
EMERGENCY
MANAGEMENT

\$6.7 million
BEACH MANAGEMENT

\$12.4 million
COMMUNITY SAFETY
AND HEALTH

\$61 million
ROADS, STREET
LIGHTING, PATHWAYS



Rates at a glance 2018/19

Rate Category	Minimum rate \$	Rate in \$ Gross Rental Values	Rate in \$ Unimproved Values
Residential Improved	971	6.4963	0.3774
With a lesser minimum for Strata Titled Caravan Parks	141	-	-
Residential Vacant	975	12.9900	0.5545
Commercial and Industrial Improved	1,344	6.7442	0.2773
With a lesser minimum for Strata Titled Storage Units	672	-	-
Commercial and Industrial Vacant	1,344	6.7050	0.3280
Rural & Mining Improved	963	-	0.3745
Rural and Mining Vacant	912	-	0.4898

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

Reductions were made to the proposed differential and minimum rates for 2018/19 (advertised through a local public notice published on 8 May 2018) as Council was still considering initiatives and the proposed capital spend. The Council has now considered the Capital Works Program Review and the lower Rate increase is sufficient to fund Operations and Capital Program for 2018/19.

Current year rate increase

The 2018/19 budget requires that the amount to be raised from Rates is \$131m. To achieve this, the Rates-in-the-Dollar and Minimum Rates that have been proposed deliver an overall average Rate increase of 2.49%, with an average increase of 2% for the Residential Improved category (which applies to 89% of Ratepayers). This is within the forecast of the Consumer Price Index increase.

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 principles 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.

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 2.49%. Even so, the valuation can result in individual increase at higher or lower rates than 2.49%.

Changes to the Rates and Waste Charges

There have been some changes to the Waste charges for 2018/19.

Mindarie Regional Council (MRC) has increased gate fees which will negatively impact operations and costs in 2018/19. This is calculated at approximately a \$2.2m increase in Waste costs including a 7% increase in the Landfill Levy as imposed by State Government.

It is preferable to ensure Waste costs are fully recovered eliminating the need to subsidise this service through reductions in other projects or programs within the City.

As a consequence of the escalating cost in Waste for 2018/19 these costs have been separated from Rates which will provide a number of benefits. These include greater transparency in costs and the ability to influence consumer behaviour that will lead to reduced landfill.

Guided by the Strategic Budget Policy the separation of Waste from Rates will help the City meet the following principles:

- **Transparency:** Adequately disclosing charges
- **Equity:** Pricing model is equitable and fair
- **Intergenerational:** Financial Stewardship for future needs
- **User Pays:** Setting fair and equitable rates will endorse the User Pays principle.

Pensioners entitled to a reduced waste charge will see the discount applied on their rates notice.

Need help?

Need help with your Rates or information in this brochure? Please contact the City of Wanneroo Rates Services on 9405 5000 or Translation and Interpreting Services (TIS) on 131 450.



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