



City of
Wanneroo

YOUR RATES EXPLAINED 2021|22



Our City  Our House





About your rates notice

Your rates play a vital part in maintaining the high standard of services and facilities our community enjoys across the City of Wanneroo.

Rates notices are sent to home, land and business owners in the City of Wanneroo in August each year. You can choose to pay your rates annually, or in 2 or 4 instalments or bimonthly payment plan. If you choose instalments, we'll send you additional notices when they are due.

Interim rates

We charge interim rates when there is a change to the property during the year; if you build a new house on previously vacant land, for example. They are the adjusted rates for the remaining portion of the year and are issued throughout the year.

Other fees and charges

Emergency Services Levy

This is set by the State Department of Fire and Emergency Services (DFES). We collect the levy and send the entire amount to DFES to fund emergency services for the community.

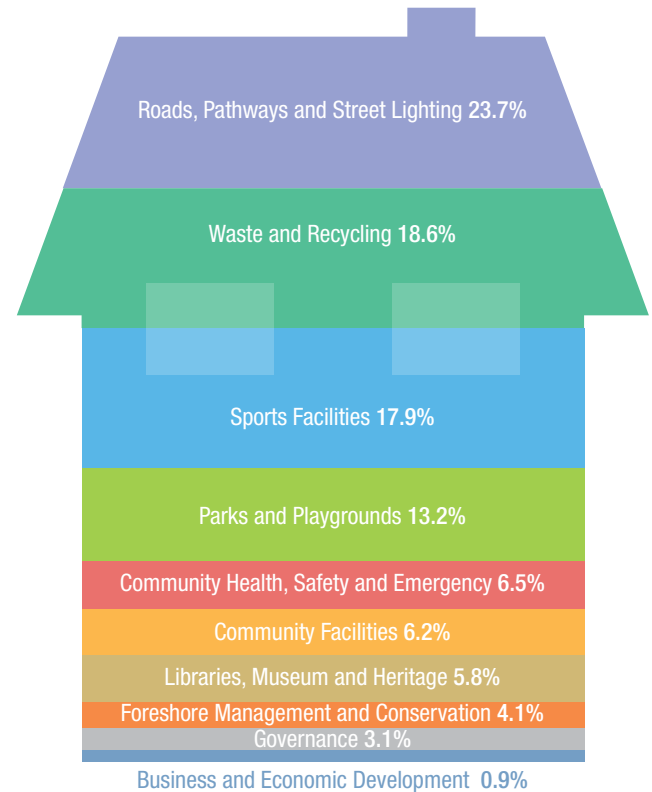
Waste Service charge

We display this separately to show the cost of waste management. This charge has not changed since 2019/20.

Pool Fence Inspection fee

If your pool or spa is more than 30cm deep, State Government legislation requires us to inspect it at least every four years. We split the fee into four annual payments that appear on your rates notice, rather than charging a larger fee every four years.

How we use your rates



Having trouble paying?

If you can't meet the required payment deadline (for either an instalment or your rates in full), call us on **9405 5000** to apply for a special payment arrangement.

Special payment arrangement fees

We do charge fees for each special payment arrangement - the fees for 2021/22 are:

- \$30 per property administration fee
- 5% per annum interest on rates, waste service charges and pool fence inspection fees (if applicable)
- 7% per annum interest on the Emergency Services Levy (as determined by the State Government).

More help

National Debt Helpline **1800 007 007** ndh.org.au

Financial Counsellors' Association of WA
financialcounsellors.org

How to claim a concession on rates and the emergency levy

The Government of Western Australia provides a concession to people who meet 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.

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 ownership or occupation of your 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 Waste Service charges or 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 2022.

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 RevenueWA on 9262 1400.

What your rates pay for

Our City is like one big house and like you, we have a budget for looking after it.

From keeping the lights on all night to maintaining nearly 600 parks, we keep things running so you can enjoy the many services and facilities that make Our House a great place to live.

As well as the upkeep and maintenance of our infrastructure such as roads, paths, parks and sports grounds, rates also help fund the many community services we provide, such as youth and seniors programs, recreational facilities, libraries, arts and events programs.

How your rates will be spent in 2021/22



Figures represent both Operational and Capital Works funding from the 2021/22 Budget.

How we calculate your rates

Step One - Total rates required to run the Local Government



- COST** of running the City of Wanneroo
- MINUS** revenue from sources other than rates (grants, rentals, hire/service charges)
- EQUALS** revenue required from rates to run the City

Step Two - Rate in the dollar calculated



- REVENUE** required from rates
- DIVIDED** by the combined rental value of all rateable properties (supplied by the State Valuer General)
- EQUALS** the rate in the dollar

Step Three - What you pay



- THE RATE** in the dollar
- MULTIPLIED** by your property's value as set by the State Valuer General (either GRV or UV)
- EQUALS** the year's rates on your property

Rating structure

Differential rates

We charge different ('differential') rates depending on the way the land is being used. This means we set different rates in the dollar for different categories e.g. 'residential improved', 'residential vacant' and 'commercial/industrial vacant'.

We do this for a number of reasons – for example, a higher rate in the dollar is applied to 'residential vacant' properties to promote their development, which in turn stimulates economic growth.

Differential rates are charged under section 6.33 of the Local Government Act 1995 (the Act).

Minimum rates payment

We set a minimum payment because every property receives some level of benefit from works, services and facilities provided by the City.

A minimum rate ensures that everyone pays a fair share. Section 6.35 of the Act allows a separate minimum to be applied to each rates category.

Rates at a glance 2021/22

Rate Category	Minimum rate	Rate in \$ Gross Rental Values	Rate in \$ Unimproved Values
Residential Improved	998	7.7723	0.4035
With a lesser minimum for Strata Titled Caravan Parks	145	-	-
Residential Vacant	923	13.9215	0.5715
Commercial and Industrial Improved	1,357	7.7851	0.2927
With a lesser minimum for Strata Titled Storage Units	900	-	-
Commercial and Industrial Vacant	1,357	7.2579	0.3300
Rural and Mining Improved	990	-	0.3816
Rural and Mining Vacant	937	-	0.5120

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

We advertised our proposed differential rate-in-the-dollar and minimum rates for 2021/22 through a local public notice on 20 May 2021.

After that advertisement, we received amended valuations from Landgate that affected the Gross Rental Valuation Vacant Land and the Unimproved Valuation Rural and Mining differential rating categories.

To comply with the Local Government Act 1995, we have changed the differential rate-in-the-dollar and minimum rates for these categories. Section 6.35(3) of the Act requires us to ensure the minimum for each rates category is imposed on not less than 50% of the properties in that category.

eRates

Register to receive future rates notices, final notices and instalment reminder notices via email at wanneroo.wa.gov.au/rates

Contact

For further information, visit wanneroo.wa.gov.au/rates or contact the City's Rates Services team on **9405 5000** or Translation and Interpreting Services (TIS) on **131 450**.



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Locked Bag 1, Wanneroo, WA 6946

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E enquiries@wanneroo.wa.gov.au

wanneroo.wa.gov.au    

This flyer is available in alternative formats upon request.