



Your rates explained 2024 | 25



Your rates notice

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 instalments. 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 a 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 (ESL)

This is set by the 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 fee

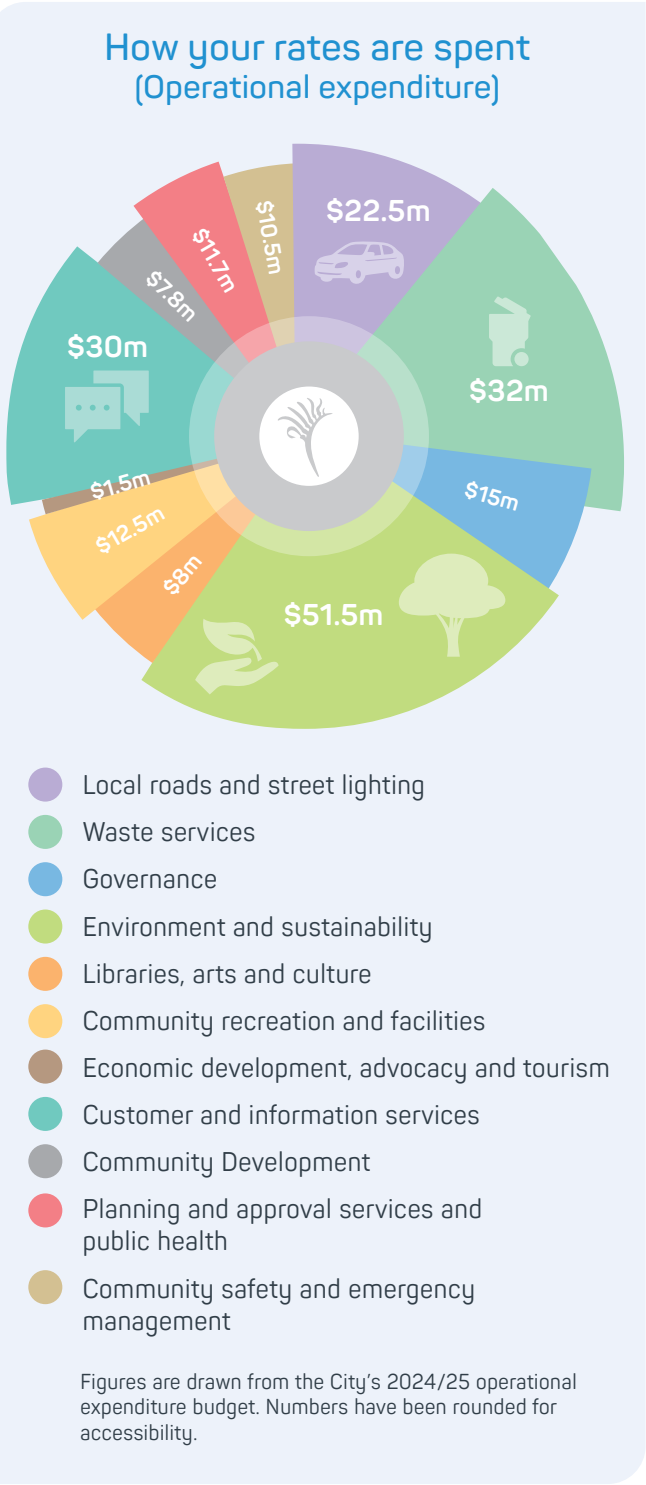
We display this separately to show the cost of waste management.

Pool fence inspection fee

If you have a pool or spa that is more than 30cm deep, Western Australian legislation requires us to inspect it at least every four years. The fee is split into four annual payments on your rates notice, rather than charging a larger fee every four years.

What your rates pay for

Your rates help us fund essential services, programs and facilities our community relies on every day. Your investment allows us to build local roads and footpaths, maintain parks and playgrounds, construct sporting facilities and community buildings, collect household rubbish, host free local events and run our local libraries.



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

Having trouble paying?

If you can't meet payment due dates, call us on 9405 5000 to apply for a special payment arrangement or to see if you are eligible for support under the City's financial hardship policy. Overdue rates and service charges (if applicable) incur interest charges of 5% per annum. Overdue Emergency Services Levy (ESL) charges incur interest charges of 11% per annum.

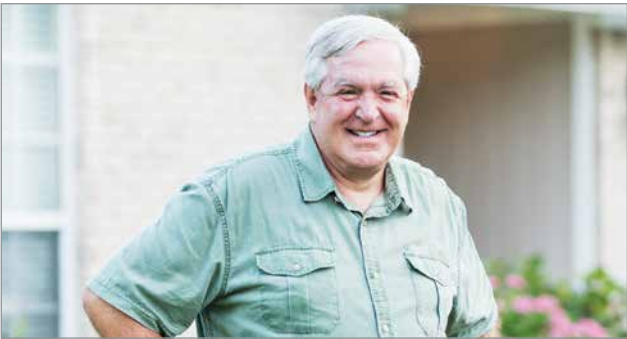
More help

National Debt Helpline 1800 007 007 or ndh.org.au
Financial Counsellors' Association of WA financialcounsellors.org

How to claim a concession on rates and the Emergency Services 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.
- Register your entitlement with the City or the Water Corporation (concessions only apply once your application is received and registered)
- Hold one of the following cards:
 - Pension Concession Card or
 - State Concession Card or
 - Commonwealth Seniors Health Card together with a WA Seniors Card, or
 - WA Seniors Card



Pro-rata rebate

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 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.

What to do if your situation changes

If your circumstances change, particularly with respect to the 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.

Deferment

Eligible concessioners cannot defer payment of waste service fees or the pool inspection fee.

This amount is to be paid in full by the due date shown on the annual rates notice. If you are entitled to defer your rates and ESL, the balance will be transferred to deferred, otherwise the outstanding balance will become arrears.

Concession

To claim your rates and ESL concessions, your portion of the rates and ESL must be paid in full by 30 June 2025.

RevenueWA

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**.

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.

Rate Category	Minimum rate	Rate in \$	Rate in \$
		Gross Rental Values	Unimproved Values
Residential Improved	\$1,105	6.8837	0.3651
With a lesser minimum for Strata Titled Caravan Parks	\$161	-	-
Residential Vacant	\$921	13.7673	0.5526
Commercial and Industrial Improved	\$1,505	8.0134	0.2924
Commercial and Industrial Vacant	\$1,505	7.8280	0.3246
Rural and Mining Improved	\$1,098	-	0.3602
Rural and Mining Vacant	\$1,038	-	0.4714






Contact

Visit wanneroo.wa.gov.au/rates for further information or contact the Rates Services team on **9405 5000** or Translation and Interpreting Services (TIS) on **131 450**.

eRates

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

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E enquiries@wanneroo.wa.gov.au
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