



Your rates explained 2022/23





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 on a 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 (ESL)

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.

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

Special payment arrangement fees for 2022/23 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** 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.
- Pensioners must receive 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 the City or the Water Corporation (concessions only apply once your application is received and registered).



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 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

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.

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.

Concession

To claim your rates and ESL concessions, your portion of the rates and ESL must be paid in full by 30 June 2023.

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**.

What your rates pay for

At the City, we manage and maintain parks, play equipment, sporting grounds and recreation and community centres to keep you healthy, active and socially connected.

We are invested in community safety, by providing 24/7 safety patrols, regularly enhancing CCTV infrastructure and building safer roads and pathways. We keep things running so you can enjoy the many services and facilities that make Our City a great place to live.

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 2022/23



Figures represent both Operational and Capital Works funding from the 2022/23 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 2022/23

Rate Category	Minimum rate \$	Rate in \$ Gross Rental Values	Rate in \$ Unimproved Values
Residential Improved	1,035	8.0638	0.4036
With a lesser minimum for Strata Titled Caravan Parks	150	-	-
Residential Vacant	941	14.4784	0.5869
Commercial and Industrial Improved	1,408	8.0770	0.2996
With a lesser minimum for Strata Titled Storage Units	1,170	-	-
Commercial and Industrial Vacant	1,408	7.5301	0.3380
Rural and Mining Improved	1,027	-	0.3887
Rural and Mining Vacant	972	-	0.5195

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

We advertised our proposed differential rate-in-the-dollar and minimum rates for 2022/23 through a local public notice on 12 May 2022.

After that advertisement, the City received amended valuations and also submissions from ratepayers on the proposed differential rates. As a result the proposed 4% increase was reduced to 3.75%.

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

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

Join our mailing list

Join our mailing list to receive important updates and our City newsletters

Scan the QR code →

wanneroo.wa.gov.au/enewslettersubscription



23 Dundobar Road, Wanneroo, WA 6065
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    

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