



# Your rates explained 2025 | 26



Your rates notice

Rates notices are sent to home, land and business owners in the City of Wanneroo in August each year. 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.

Understanding your rates notice

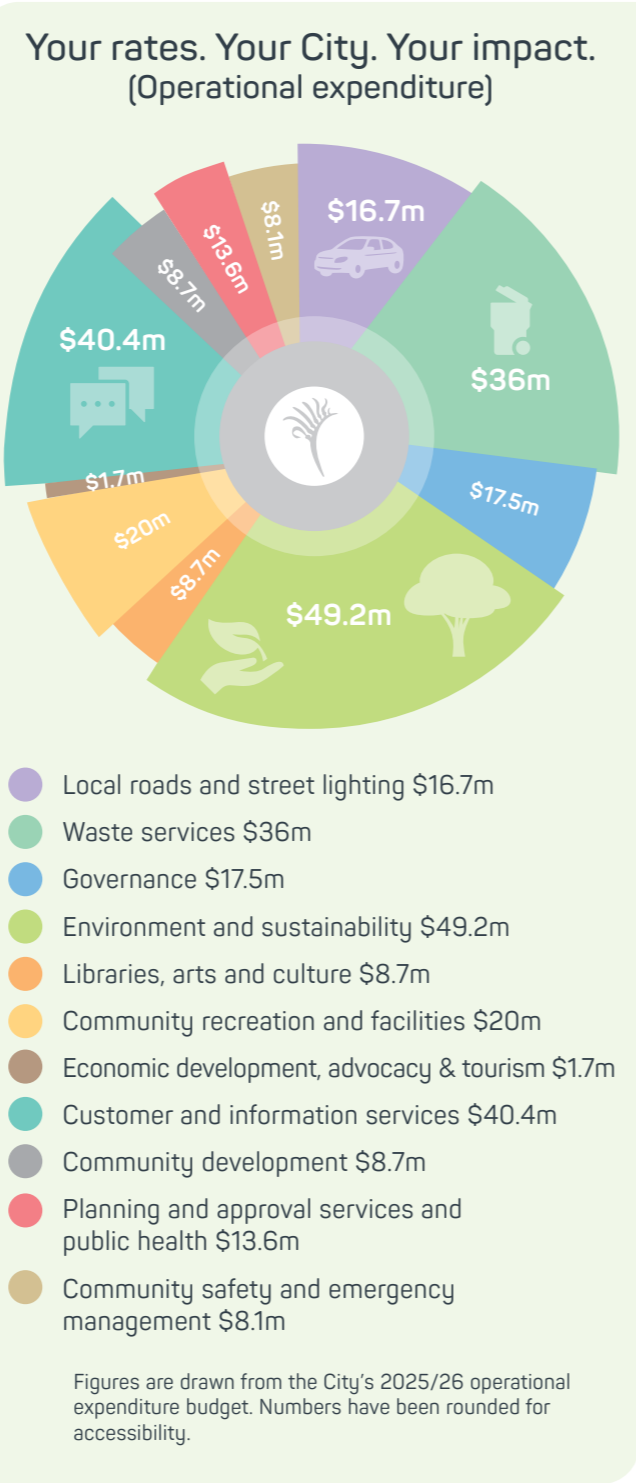
**General rates** are calculated based on your property's value and use (i.e. residential, commercial, rural or vacant land).

The **Emergency Services Levy (ESL)** is set by the Department of Fire and Emergency Services (DFES). We collect the levy and send the entire amount to DFES.

The **Waste service fee** is displayed separately to show the cost of waste management.

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

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



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

 $\div$  $=$ 

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

 $\times$  $=$ 

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

How to pay your rates

You can pay your rates in full, in two or four instalments, or set up weekly, fortnightly or monthly payments online to pay the balance gradually. See the back of your rates notice for all payment options.

Manage your payments online

Powered by Payble

Use our online rates payment portal to:

- ✓ Set up auto-payments for instalments
- ✓ Pay gradually with weekly, fortnightly or monthly payments
- ✓ Get reminders by email or text
- ✓ Check your balance anytime

Get started at [pay.wanneroo.wa.gov.au](https://pay.wanneroo.wa.gov.au)



Need help with payments?

If you're having trouble meeting due dates, contact us to apply for a special payment arrangement or check if you're eligible for support under the City's financial hardship policy.

Overdue rates and service charges (if applicable) incur interest of 5% per year.

Overdue Emergency Services Levy (ESL) charges incur interest of 11% per year.

Support services

National Debt Helpline 1800 007 007 or [ndh.org.au](https://ndh.org.au)  
Financial Counsellors' Association of WA  
[financialcounsellors.org](https://financialcounsellors.org)



## How to claim a concession on rates or Emergency Services Levy (ESL)

The Government of Western Australia provides a concession on rates and ESL for people who meet certain eligibility criteria.

### Eligibility criteria

To qualify for a concession, you must:

- Own and occupy the property on 1 July of the rating year
- Be registered with the City of Wanneroo or Water Corporation
- Hold **one** of the following cards:
  - Pensioner Concession Card
  - State Concession Card
  - WA Seniors Card
  - Commonwealth Seniors Health Card with a WA Seniors Card

If you become eligible after 1 July of the rating year, you may still receive a **pro-rata rebate** from the date you register. If you have overdue rates or ESL fees when you become eligible, please contact the City as you may be able to set up a payment arrangement.

### Claiming your concession

To receive the full rebate, your portion of the rates and ESL must be paid in full by 30 June 2026.

### Deferment

Eligible concessioners may defer payment of rates and ESL. Waste service fees and pool inspection fees cannot be deferred and must be paid by the due date. If you are eligible to defer, the balance will be transferred to deferred. If not, any unpaid amount will become arrears and may accrue interest.

### Changes to your situation

If your situation changes (e.g. you move house, sell the property or no longer qualify for a concession), you must notify both the City and Water Corporation. Your registration will be amended or cancelled as needed.

### Revenue WA

The City does not administer the legislation around rates concessions. If you disagree with a decision or need more information, contact RevenueWA on **9262 1400**.

## Rating structure

**Differential rates** are applied based on how the land is being used. A rate in the dollar is set for each category, such as 'residential improved', 'residential vacant' and 'commercial/industrial vacant'.

This approach allows us to encourage specific outcomes. For example, a higher rate for vacant land can help promote development and support economic growth.

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

To ensure every property contributes fairly to the cost of providing City services, we also set a **minimum rate payment**. Section 6.35 of the Act allows different minimums to be applied to each category.

Rate Category	Minimum rate	Rate in \$ Gross Rental Value (GRV)	Rate in \$ Unimproved Value (UV)
Residential Improved	\$1,138	7.0902	0.3323
With a lesser minimum for Strata Titled Caravan Parks	\$166	-	-
Residential Vacant	\$949	14.1803	0.5622
Commercial and Industrial Improved	\$1,588	8.4541	0.2881
Commercial and Industrial Vacant	\$1,588	8.2585	0.3291
Rural and Mining Improved	\$1,131	-	0.3352
Rural and Mining Vacant	\$1,069	-	0.4337



## Go paperless with eRates

**A quick switch that makes a big difference**

Did you know that you can receive your rates notice straight to your inbox? It's fast, secure and helps reduce paper waste.

By signing up to eRates, you'll get your rates, instalment reminders and final notices by email, with easy access from any device.

Simply head to [wanneroo.wa.gov.au/eRates](https://wanneroo.wa.gov.au/eRates) and enter your rates assessment number to sign up.



## More information

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

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E [enquiries@wanneroo.wa.gov.au](mailto:enquiries@wanneroo.wa.gov.au)

[wanneroo.wa.gov.au](https://wanneroo.wa.gov.au)   

This flyer is available in alternative formats upon request.