City of Wanneroo

Your rates explained

2026/27



Your rates notice

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

As one of the City's primary sources of income, rates help ensure we can continue delivering the infrastructure, services and facilities our growing community relies on every day.

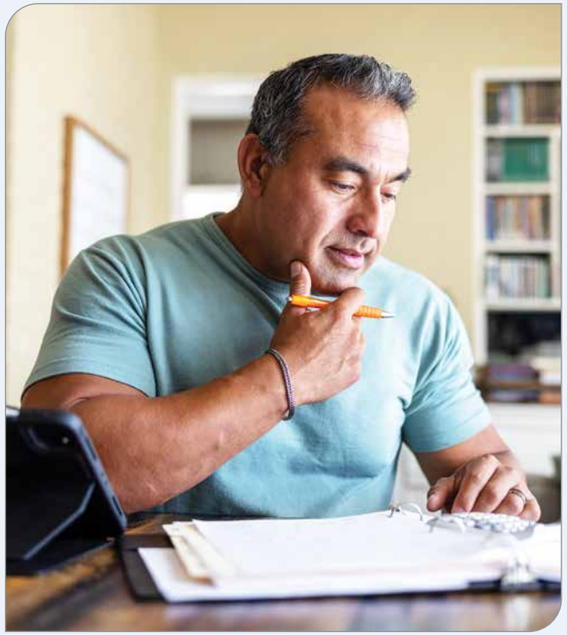
Why have my rates changed?

2026/27 is a revaluation year. Property values have been updated this year by the Valuer General.

The City's average rate increase is an average across all properties. In a revaluation year, your rates may increase by more or less than the average depending on how your property's valuation has changed relative to other properties across the City.

General rates are calculated using:

- Your property's valuation, as determined by the Valuer General; and
- The rate in the dollar set by Council.





Understanding your 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	$1,206	5.1309	0.2745
With a lesser minimum for strata titled caravan parks	$176	-	-
Residential vacant	$875	10.2617	0.4881
Commercial and industrial improved	$1,727	7.7255	0.2617
Commercial and industrial vacant	$1,747	7.3550	0.2874
Rural and mining improved	$1,278	-	0.2920
Rural and mining vacant	$1,208	-	0.3745

Other fees and chargers

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, there are adjusted rates for the remaining portion of the year.



Go paperless with eRates

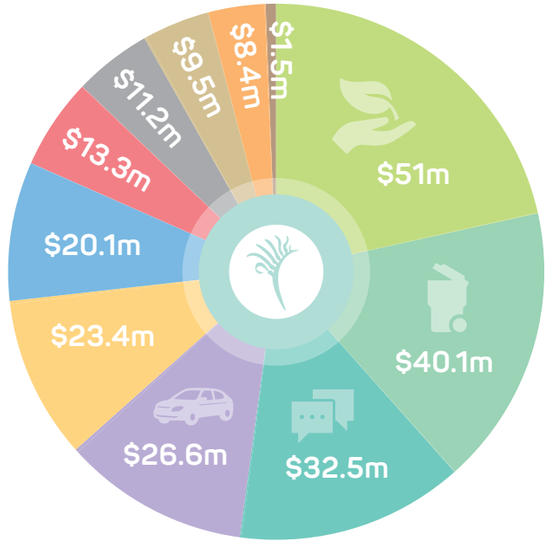
A quick switch that makes a big difference.

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** and enter your rates assessment number to sign up.

How your rates support our community (Operational expenditure)



- Environment and sustainability $51m
- Waste services $40.1m
- Customer and information services $32.5m
- Local roads, wayfinding, street lighting and drainage $26.6m
- Community recreation and facilities $23.4m
- Governance $20.1m
- Planning and approval services and public health $13.3m
- Community development $11.2m
- Community safety and emergency management $9.5m
- Libraries, arts and culture $8.4m
- Economic development, advocacy and tourism $1.5m

Figures are drawn from the City's 2026/27 operational expenditure budget. Numbers have been rounded.

2026/27 Capital Works Program highlights

This budget delivers a $138.6 million Capital Works Program, investing in projects that support our growing community, improve local places and maintain the facilities and services residents rely on, including:



- Completing the Alkimos Aquatic and Recreation Centre
- Continuing redevelopment of the Girrawheen Hub Precinct
- Upgrading Carramar and Marangaroo golf course facilities
- Developing a new community recycling centre and waste transfer station in Neerabup
- Delivering new beach access at Two Rocks and progressing the Yanchep Lagoon Master Plan
- Continued investment in roads, parks, playgrounds, sporting facilities, community safety and environmental projects across the City.

Read more at **wanneroo.wa.gov.au/budget**

More information and support

If you have questions, we're here to help.
The following resources may be useful:

Property valuations

For information about your property's Gross Rental Value (GRV), visit **landgate.wa.gov.au**

Rates notices and payments

For information about your rates notice, payment options or due dates, visit **wanneroo.wa.gov.au/rates** or contact the City's Rates Services team on 9405 5000. Translation and Interpreting Services (TIS) are available on 131 450.

Rates concessions

Rates concessions are administered by RevenueWA. For eligibility, decisions or enquiries about concessions, contact RevenueWA on 9262 1400.



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

Under the Rates and Charges (Rebates and Deferments) Act 1992, 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 an eligible concession card, such as a Pensioner Concession Card, State Concession Card, or a Seniors Card.

Claiming your concession

To receive the full rebate, your portion of the rates and ESL must have 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.

Changes to your situation

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

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 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**

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**

Financial Counsellors' Association of WA
financialcounsellors.org

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