

Your Rates 2025-26



City of
Belmont



A message from the Mayor

Thank you for the part you play in building a stronger, more connected community.

Your rates are put to work supporting the things that matter most to our community — from waste collections and our library to local roads, community safety, and support services.

Your rates also help us care for our environment and invest in the infrastructure that keeps our city thriving.

These aren't just numbers in a budget — they help people feel at home, stay connected, and proud to be part of our growing city.

Together, we're building a city that's more liveable, more inclusive, and full of opportunity — for everyone.

Mayor Robert Rossi
City of Belmont



Rates Objectives for 2025-26

The City raises rates each year in order to ensure we can deliver essential services and projects to our community. This funding pays for infrastructure and services like roads, parks, streetscapes, library, museum, leisure centre and events, to name a few.



Differential Rate Categories

Different properties in the City of Belmont are charged different rates, hence the term 'differential rates'.

Properties are charged differently according to their primary use. The difference is to ensure that a reasonable contribution to the cost of local government services and facilities.

As commercial and industrial sectors generate higher traffic volumes with heavier loads than the residential sector, they should contribute at a higher level for road construction, maintenance and refurbishment. Residential properties typically pay lower rates due to the lower GRV applied and the application of a high GRV concession.

Residential

The objective of the residential rate category is to apply a base differential rate to land used for residential purposes and to act as the City's benchmark differential rate by which all other rated properties are assessed.



This rate assures that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout Belmont.

Council is committed to increasing the residential rates base resulting in growth which will evenly distribute the overheads of maintaining the infrastructure of the City. There are continuing positive signs of redevelopment under the current Local Planning Scheme, and this is envisaged to continue to increase into the foreseeable future.

Commercial & Industrial

The location of both the Perth Airport and the Kewdale Freight Terminal has encouraged industry to locate within the City of Belmont. This results in large volumes of heavy traffic within the City and therefore an accelerated deterioration of roads which is a major factor in the differential categories and their respective rates and minimum payments (i.e. with Industrial sectors having a slightly higher rate in the dollar and minimum payment than Commercial sector).



Both the Commercial and Industrial sectors also require greater resourcing and expenditure from Council on services such as Health, Building and Town Planning. The differential rates and minimum payments reflect the levels of costs and resourcing required to service each sector of the community.

Council is also mindful of the employment opportunities generated by both sectors and therefore, keeps the differential as reasonable as possible.

The objective of these differential rate categories is to raise sufficient revenue to offset the costs associated with increased maintenance of infrastructure, particularly transport related infrastructure, and higher levels of services associated with properties in this category.

Council will continue to compare its rates in the dollar and minimum payments with other neighbouring local governments for benchmarking purposes.

How are my rates calculated?

The required rate income is divided by the total value of all the properties to determine the Rate in the Dollar (RID). Rates are calculated for each property by multiplying the Rate in the Dollar for the applicable rate category by the Gross Rental Valuation (GRV), and then subtracting any rate concessions you may receive if eligible.

For example:

 **X**  **= \$1,704.51**

GRV \$26,000 RID 0.065558 Total Rates

All property values in the City of Belmont are based on the Gross Rental Valuation (GRV). Your property’s GRV is stated on your rates notice in the top right hand side and is supplied to the City by the Valuer General through Landgate.



Rate in the Dollar

The Rates in the Dollar (RID) for each rate category for the 2025-26 year are as follows:

Rate Category for 2025-26	Cents in the \$	Minimum \$
Residential	6.5558	920
Commercial	7.8670	1,080
Industrial	8.5225	1,100

The Rate Category assigned to your property is listed under details on your rate notice. Further detail on the City’s rating categories are included later in this document.

Other charges

The following annual charges administered by the City of Belmont are in addition to your rates and are shown on your rates notice as they apply to your specific property. This includes rubbish charges and pool inspection charges where applicable.

Further details regarding applicable fees and charges can be found in the City’s Annual Budget 2025-26 on the City’s website.

The Emergency Services Levy (ESL) - A WA State Government charge

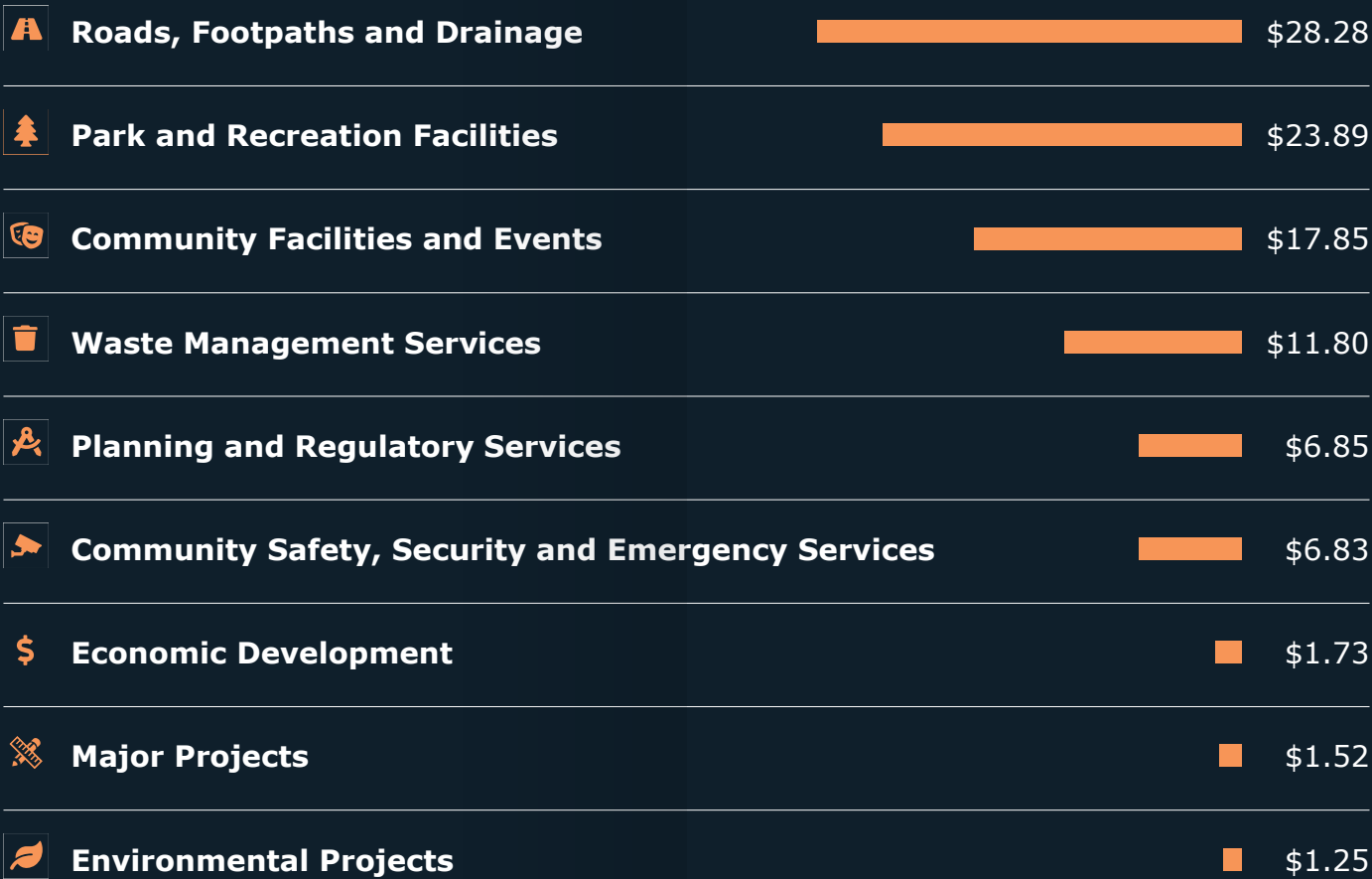
This is a compulsory charge applicable to all properties in Western Australia, which is invoiced and collected by local governments on behalf of Department of Fire and Emergency Services (DFES). For further information, visit their website at www.dfes.wa.gov.au

Where do my rates go?

Your rates provide many vital services that help to improve your neighbourhood and create a healthy, vibrant, and connected society.



For every \$100 of expenditure, this is what the City delivers.



Rates Payment Dates

Your annual rate payments are due on 2 September 2025.

If you've chosen to pay in instalments, the due dates for payments are as follows:

Instalment	Issue Date	Due Date
First instalment	29/07/2025	02/09/2025
Second instalment	06/10/2025	03/11/2025
Third instalment	15/12/2025	12/01/2026
Fourth instalment	13/02/2026	13/03/2026

The above instalment option is offered at no additional cost.

SmoothRates

SmoothRates lets you pay your current year rates in smaller, regular amounts throughout the year either fortnightly or monthly via direct debit at no additional cost.

Frequency	First Payment Date	Final Payment Date
Fortnightly	29/08/2025	22/05/2026
Monthly	29/08/2025	29/05/2026

Applications for SmoothRates must be submitted by Friday 15th August on our website at: www.belmont.wa.gov.au/rates. If the application is not received by 15th August, please make an application via the normal direct debit application process via our website.

Having difficulties paying your rates?

Ratepayers experiencing genuine hardship can contact the City to discuss alternative payment arrangements. Call our rates team or fill out the 'Financial Hardship Application Form' on our website at: www.belmont.wa.gov.au/rates



eRates

Register for eRates and you will receive your future rates notice via email:

Register to receive your rates notice by email at www.belmont.wa.gov.au/rates

Once your registration has been completed, you will receive a confirmation email. The registration process will automatically close 10 days prior to the issue date of your next notice.

Once registered, you will only need to reapply if you sell your property or need to change your email address.

Pensioners & Seniors

Rebates are granted to registered pensioners and seniors under the *Rates and Charges (Rebates and Deferments) Act 1992* and are funded by the Government of Western Australia. Please note that these rebates are applicable to the rate and ESL charges only – all other charges are required to be paid in full.

Pensioners who meet the eligibility criteria, are entitled to claim a rebate of up to 50% against the current year's rates, or you may defer the rates. Persons who hold a Seniors Card issued by the Department of Communities and a Commonwealth Seniors Health Card are entitled to the same level of concession as a pensioner. Seniors who meet the eligibility criteria are entitled to claim a rebate of up to 25%. Rebate amounts for both pensioners and seniors is limited to a maximum amount set by the Government of Western Australia.

The advised rebated amount is required to be finalised by the end of June each financial year to be eligible for the City to claim any concessions on your behalf from the Government of Western Australia.

To be eligible for concessions under the *Rates and Charges (Rebates and Deferments) Act 1992*, an applicant must:

- be the owner and reside in the property on 1 July of the rating year;
- if a pensioner, either be in receipt of a current pension and hold a current Pensioner Concession Card or State Concession Card; or
- hold both a current Seniors Card issued by the Department of Communities and a current Commonwealth Seniors Health Card; or
- if a senior, hold a current Seniors Card issued by the Department of Communities.

Concessions will only apply once the completed application is received.

To apply for a rebate, you may either do so online at the Water Corporation at watercorporation.com.au/concessions, phone the Water Corporation on 1300 659 951 or complete an application with all card holders present at the City's Civic Centre. You will need to bring all relevant cards with you.

A pro-rata rebate may be available from the date of registration to pensioners and/or seniors who become eligible after 1 July of the rating year. If you hold a Seniors Card and work more than 25 hours per week, you are required to return your card to the Department of Communities with a note advising such. You may no longer be eligible for any rebate concessions.

If you meet the above criteria and have arrears on your account, please contact the City's rates department. You may be able to enter into an arrangement that entitles you to a rebate.

If your circumstances change - particularly with respect to your ownership or occupation of the property, or your eligibility as a senior or pensioner - you must notify either the City or the Water Corporation. Your registration will be cancelled or amended, as appropriate.



Capital Projects

Please note some projects may be subject to further consultation outcomes or consideration and could change.

Parks & Environment

\$5.8M



- Park irrigation renewals
- Playground renewals
- Park furniture renewals

Path Network

\$620K



- New footpath installations
- Upgrades to existing paths
- Replacement of damaged sections of footpaths

City Projects

\$11.7M



- Belvidere Streetscape Revitalisation
- Wilson Park redevelopment
- Design and planning for other future projects

Roads

\$5.7M



- Asphalt overlay program
- Local area traffic management projects
- Design and investigation

Buildings and facilities

\$1.6M



- Change room refurbishments
 - Hardy Park
 - Gerry Archer Reserve
 - Centenary Park
 - Miles Park
 - Redcliffe Community Centre
- Refurbishment of Independent Living Units
- Upgrade of basketball rings at Belmont Oasis
- Upgrade of various safety and security systems

Other

\$2.9M



- Fleet and plant replacement program
- IT network and hardware
- CCTV network expansion



City of **Belmont**

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