

Your Rates 2026-27



City of
Belmont

A message from the Mayor

Every year, your rates make a real difference.

They provide the funding needed to deliver the services, facilities and infrastructure that make our city a great place to live, work and visit.

Your contribution maintains local roads, parks, playgrounds, the library, waste and recycling services, community safety initiatives and other essential services people rely on every day.

It also supports projects that improve public spaces and strengthen neighbourhoods.

Thank you for your continued support and commitment to our city.

I encourage you to take part in local events and community activities, and to make use of the services and spaces across our city.

Working together, we can continue to build a city we're proud to call home.

Mayor Robert Rossi
City of Belmont



Rates Objectives for 2026-27

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 is made 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.

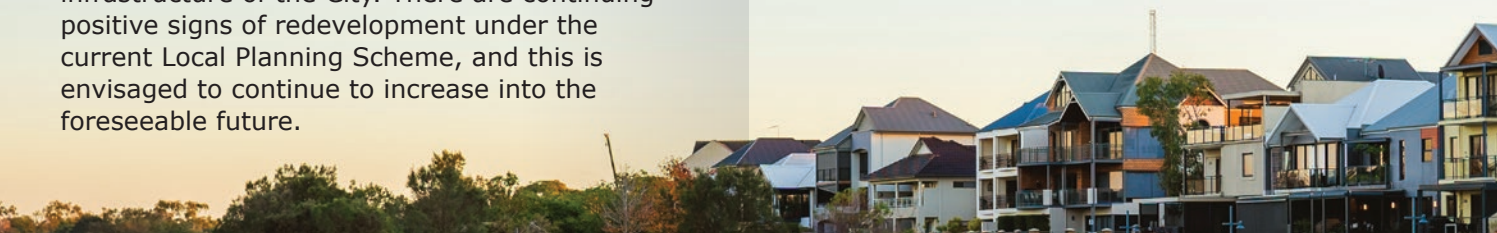


Commercial & Industrial

The location of both the Perth Airport and the Kewdale Freight Terminal has encouraged many businesses to locate within the City of Belmont.

This results in large volumes of heavy traffic within the City and therefore higher levels of demand on transport and road infrastructure due to increased vehicle movements, including freight and service vehicles. This contributes to accelerated road wear and higher ongoing maintenance costs when compared to residential land uses.

The objective of the Commercial & Industrial differential rate categories is to apply a single rate to land used for business purposes where such land uses generate similar demands on the City's infrastructure and services. Commercial and industrial properties place comparable pressure on transport infrastructure and require higher levels of regulatory and operational resourcing, particularly in planning, building and environmental health services. Aligning these categories improves equity between non-residential ratepayers, simplifies the City's rating structure, and enhances transparency, while ensuring sufficient revenue is raised to offset the costs associated with servicing these properties.



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**  **= \$1,222.31**

GRV \$26,000 RID 0.047012 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

Following the advertisement of the differential rates in the dollar and minimum payments, the rates in the dollar were reduced to the below as a result of the release of the GRV valuation provided by the Valuer General of WA.

The Rates in the Dollar (RID) for each rate category for the 2026-27 year are as follows:

Rate Category for 2026-27	Cents in the \$	Minimum \$
Residential	4.7012	900
Commercial	7.7530	1,100
Industrial	7.7530	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 2026-27 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

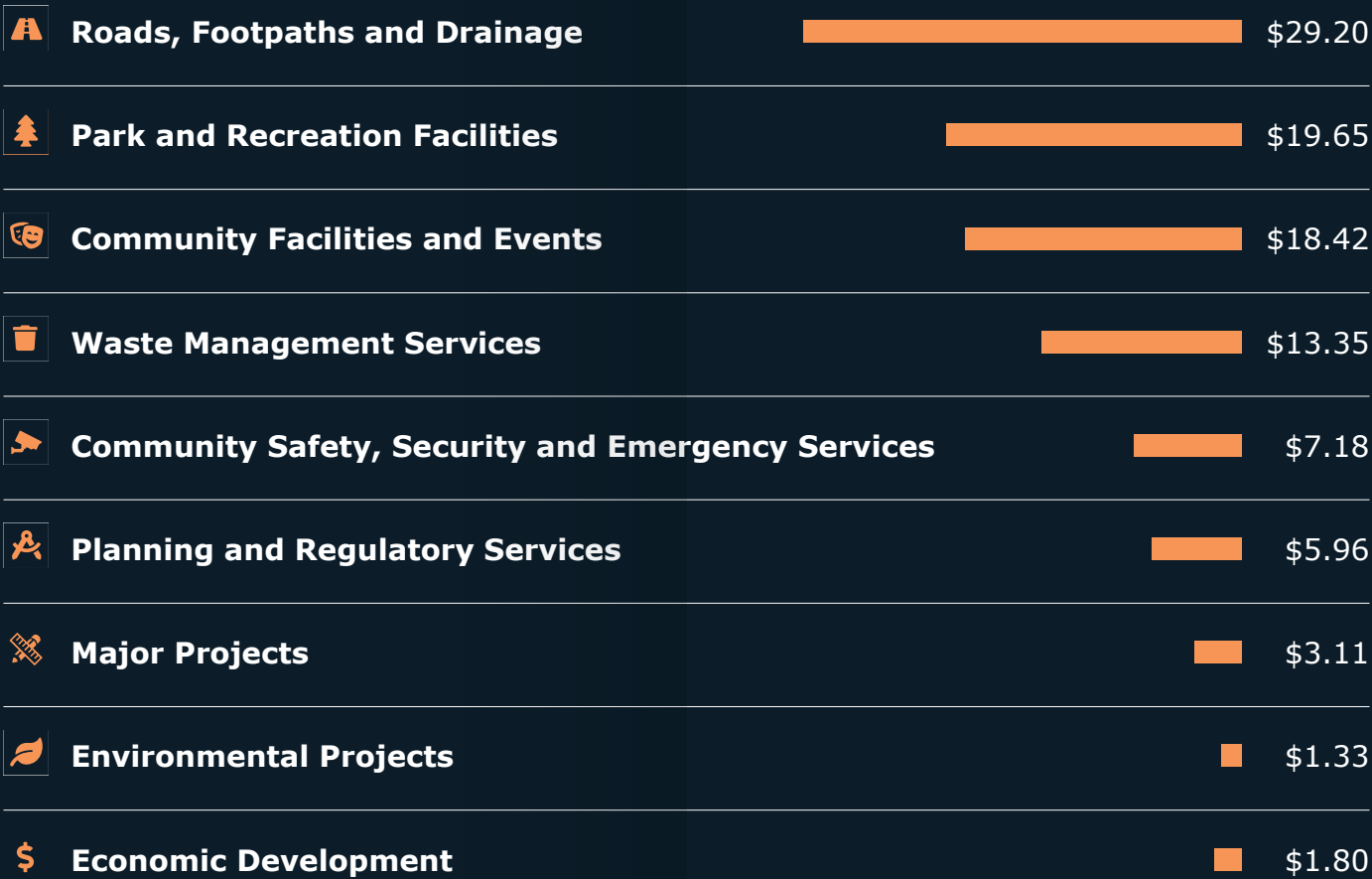


Where do my rates go?

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 8 September 2026.

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

Instalment	Issue Date	Due Date
First instalment	04/08/2026	08/09/2026
Second instalment	13/10/2026	9/11/2026
Third instalment	15/12/2026	12/01/2027
Fourth instalment	12/02/2027	12/03/2027

The above instalment option is offered at no additional cost.

Payble

This year, we will be introducing a new payment experience platform, Payble.

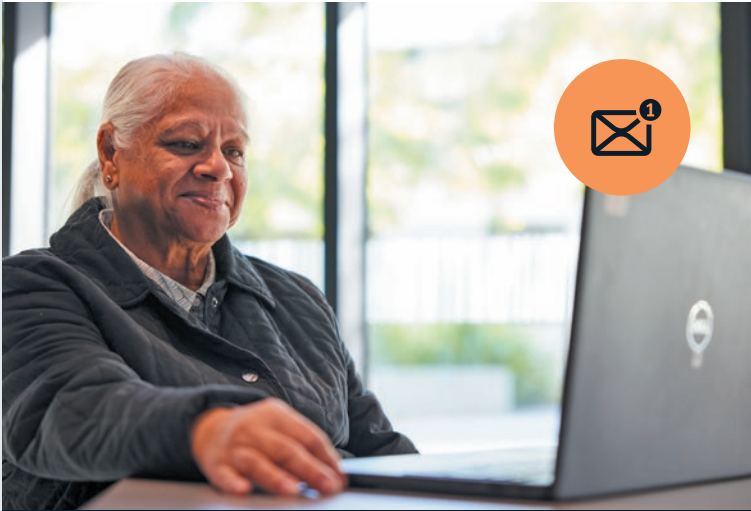
Payble allows ratepayers the flexibility to:

- Make a one-off payment
- Set and forget payments via bank account, credit or debit card
- Pay in weekly, fortnightly and monthly installments
- Select a day of their choice to make payment – any day of the week!

Payments made using the Payble platform are offered with no administration or instalment interest charges applied. Scan the QR code on your rate notice for more information.

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 at belmont.wa.gov.au/rates to receive your future rates notices by email.

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.

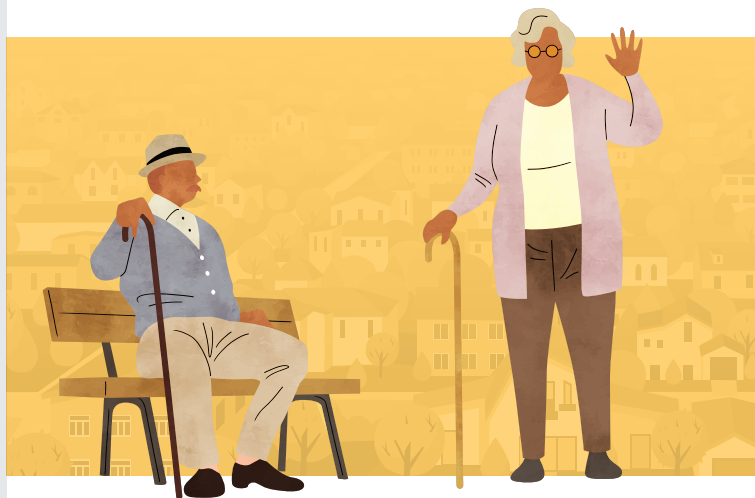
Concessions will only apply once the completed application is received.

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

\$3.9M



- Park irrigation renewals
- Playground renewals
- Park furniture renewals

Path Network

\$0.9M



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

City Projects

\$14.3M



- Belvidere Streetscape Revitalisation
- Peet Park Revitalisation
- Esplanade Foreshore Stabilisation
- Design and planning for other future projects

Roads

\$6.0M



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

Buildings and facilities

\$2.1M



- Toilet refurbishments at
 - Goodwood Parade
 - Tomato Lake
- Upgrade change rooms at Redcliffe Community Centre
- Refurbishment of Independent Living Units
- Renewal of Electrical Infrastructure and Street light poles in Ascot Waters

Other

\$3.2M



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



City of
Belmont

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