

CITY OF BELMONT

# Your Rates 2023-2024



**BELMONT**  
CITY OF OPPORTUNITY



[belmont.wa.gov.au](http://belmont.wa.gov.au)

# A Message From Your Mayor

I'm pleased to provide an update regarding your rates and how they contribute to our City.

As a financially sustainable local government, we recognise that effective management is one of the most important services we can provide for our residents, businesses, property owners and stakeholders.

We remain committed to supporting residents and ratepayers through low rate increases and careful planning for the future.

Your rates play a crucial role in supporting essential services to enhance our daily lives. These services include waste collection, library services, security, and free community events, contributing to the overall safety and liveability of our community.

Your rates also help fund capital projects, with a focus on improving essential infrastructure for our community.

You can expect to see the positive impacts of these services and projects as they are implemented throughout the year.

We remain one of the few local governments to offer a discount for paying your rates early. For those who can't pay in full, we also offer scheduled repayments over the year and Financial Hardship assistance for those who are struggling.

This year was a revaluation year, meaning that every three years your property value is reassessed to determine fair and equitable rates. This process ensures rates are distributed fairly based on the current property values.

If you have any questions about changes to your rates this year, I encourage you to visit the rates page on our website or contact the City.

**Cr Phil Marks, Mayor**



## Rates Objectives for 2023-2024



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.



# 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**  **= \$1,588.42**

GRV \$26,000      RID 0.061093      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 corner and is supplied to the City by the Valuer General through Landgate.

## Rate in the Dollar

The Rate in the Dollar (RID) for each rate category for the 2023-2024 year are as follows:

Category	Rate in Dollar (\$)	Minimum Payment (\$)
Residential	0.061093	\$850
Commercial	0.073006	\$1,000
Industrial	0.074350	\$1,020

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.





## Additional 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.

Further details regarding applicable fees and charges can be found in the City's Annual Budget 2023-2024.

Rubbish & Recycling	\$/Year
Rubbish Service	\$320.50
2nd Rubbish Service	\$224.50
2nd Recycle Service	\$112.00
Multiple Unit Dwellings – Shared Service	\$224.50
Other	
Pool Inspection – Annual Levy	\$29.50

## Other Charges

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

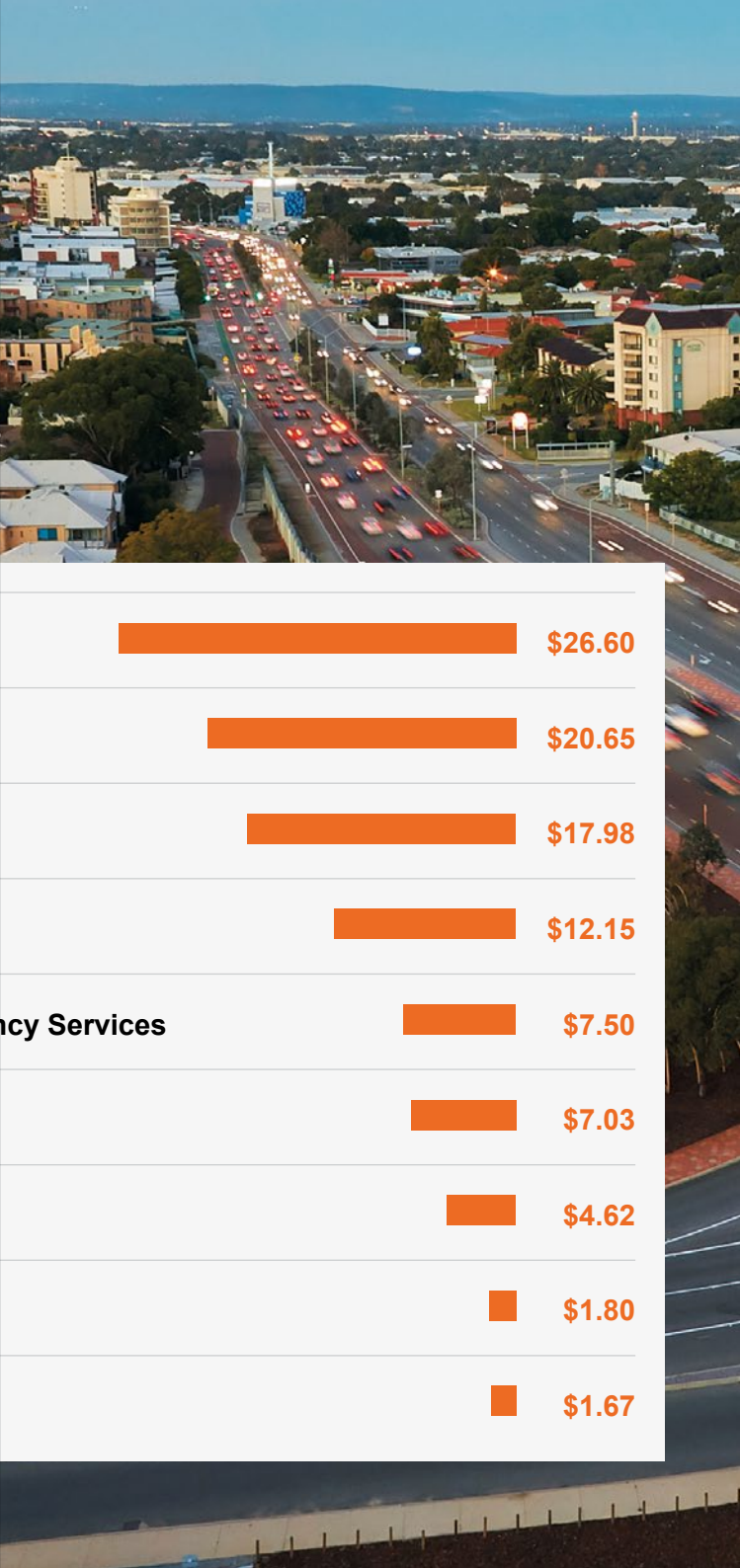
This is a compulsory charge applicable to all properties in Western Australia, which is invoiced and collected by local governments on behalf of Department of Fire and Emergency Services (DFES). For further information, visit their website at [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au)










# 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.



 Roads, Footpaths and Drainage	<div></div>	\$26.60
 Park and Recreation Facilities	<div></div>	\$20.65
 Community Facilities and Events	<div></div>	\$17.98
 Waste Management Services	<div></div>	\$12.15
 Community Safety, Security and Emergency Services	<div></div>	\$7.50
 Planning and Regulatory Services	<div></div>	\$7.03
 Major Projects	<div></div>	\$4.62
 Environmental Projects	<div></div>	\$1.80
 Economic Development	<div></div>	\$1.67

# Capital Projects 2023-2024

In 2023-2024, the City will be delivering \$17.5m of improvement projects. These include, but are not limited to:

## Parks and Environment \$5.9M



- Bilya Kard Boodja Lookout foreshore stabilisation
- Park irrigation renewals
- Esplanade foreshore stabilisation
- Playground renewals
- Park Furniture renewal

## Roads \$3.5M



- Abernethy Road Rehabilitation
  - McDowell Street to Kewdale Road
- Road resurfacing program:
  - Miles Road Stage 2 - Bell Street to Kewdale Road
  - Belgravia Street - Wright Street to Fulham Street
  - Belvidere Street - Keymer Street to Hardey Road
  - Belgravia Street - Sydenham Street to Wright Street
- Kooyong Road - Francisco Street Roundabout – Blackspot project

## Drainage \$600K



- Drainage improvements

## Path Network \$500K



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

## Buildings and Facilities \$2.8M



- Upgrades and refurbishment of City buildings
  - Belmont Oasis HVAC and fire hydrant
  - Civic Centre chiller replacement
  - Disability access improvement
- Middleton Park sports lighting
- Garvey Park Jetty launch ramp

## City Projects \$2M



- Wilson Park Precinct
- Faulkner Civic Precinct
- Peet Park Community Centre
- Oasis Pool redevelopment
- Belvidere Street revitalisation
- Abernethy Sporting Precinct

## Other \$2.2M



- Fleet and plant replacement
- IT network hardware
- Website improvements



# Differential Rate Categories

Different properties in 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.

Council also recognises that the Commercial and Industrial sectors form an integral part of the City's rate base and therefore uses the City of Opportunity Marketing Strategy to support and promote both sectors.

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.

# Key Dates

Dates to remember for the 2023-2024 financial year rates notices:

Instalment	Issue Date	Due Date
Issued	Tuesday 8 August 2023	Tuesday 12 September 2023
Second Instalment	Monday 16 October 2023	Monday 13 November 2023
Third Instalment	Monday 18 December 2023	Monday 15 January 2024
Fourth Instalment	Friday 16 February 2024	Monday 18 March 2024



# Having difficulties paying your rates?

Ratepayers experiencing genuine hardship can contact the City to discuss alternative payment arrangements. Call 08 9477 7485 or fill out the 'Financial Hardship Application Form' on our website at: [www.belmont.wa.gov.au/rates](http://www.belmont.wa.gov.au/rates)



**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](http://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.



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



**BELMONT**  
CITY OF OPPORTUNITY

## City of Belmont

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