



City of
Belmont

Objects and Reasons for Differential Rates

2026-27





Acknowledgement of Country

The City of Belmont acknowledges the Whadjuk Noongar people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont.

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Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email and in standard print.

Introduction

The City prepares a budget each year which must be adopted by Council. The aim of the budget is to provide sufficient funds for the City to provide the services and key infrastructure that the community wants, while ensuring rates offer value-for-money.

It is a requirement of the *Local Government Act 1995 (WA)* that the City must advertise its differential rates in a document called 'Objects and Reasons' (this document), a document that explains what the proposed differential rates are, why different properties are charged different rates and what the proposed rate in the dollar is next year. Below, we also explain how rates are calculated and have provided an overview of the proposed capital works expenditure and some key infrastructure projects.



Proposed Expenditure

Draft Capital Works Budget 2026-27

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

Roads

\$6.0M



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

Path Network

\$0.9M



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

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

City Projects

\$14.3M



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

Other

\$3.2M



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

What are the reasons for the 2026-27 differential rates?

The City has a net funding shortfall in its Operational and Capital budget for 2026-27 of \$68.1M, required to be made up from rates. This funding pays for infrastructure and services like roads, parks, streetscapes, library, museum, leisure centre and events, to name a few. For 2026-27, the City is proposing increasing rates by 4.95% for residential properties and 5.55% for commercial and industrial properties to ensure the City can deliver these essential services and projects to our community. This increase is in line with Perth CPI as has been the normal practice for the City in prior years.

What economic indicators are considered for the 2026-27 differential rates?

When collating its Operational and Capital budget for 2026-27, the City must consider the impact the economy may have on the cost to deliver services for the upcoming year. To do this, the City considers economic indicators such as Consumer Price Index (CPI) for Perth.

The Australian Bureau of Statistics (ABS) released the December 2025 CPI, which revealed the Perth Metropolitan annualised CPI for the December 2025 quarter was 4.4%. Subsequent to this, the ABS released a Perth Metropolitan annualised CPI for February 2026 of 4.9%.

The impact of the ongoing conflict in the Middle East is unlikely to be reflected in the indicators published to date, with Treasurer Jim Chalmers recently predicting that CPI could hit as high as 6% as a result of higher government spending and the war in Iran.

Rates & Minimum Payments for 2026-27

The table below shows the rate in the dollar and the minimum payment required for each rate category in 2026-27. We are proposing to increase residential properties by 4.95% and commercial and industrial properties by 5.55%.

Rate Category for 2026-27	Cents in the \$	Minimum \$
Residential	6.9525	970
Commercial	8.6526	1,140
Industrial	8.6526	1,140

Key Services being delivered each day

- Waste collection – Food Organics, Garden Organics (FOGO) and on demand bulk bin services
- Road and Footpath maintenance
- Statutory services including planning and building approvals, environmental health services (including inspections of every food preparation and service place in the City of Belmont)
- Provision of active and passive ovals and reserves
- Library, Museum and Leisure Centre
- Community Watch security patrols
- Free events for our community
- Community Contribution Fund – Grants and donations for local clubs, individuals, incorporated community groups and not-for-profit organisations to provide projects, programs or activities that benefit the Belmont community.

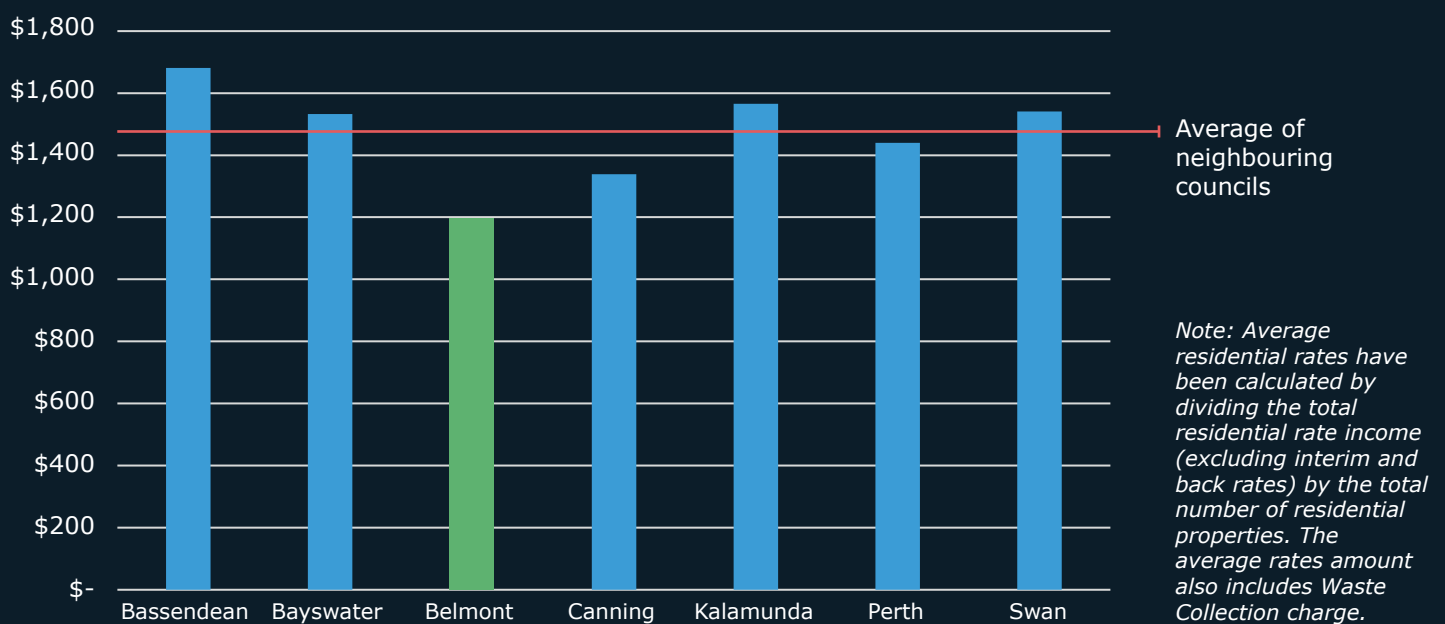
How do we compare with our neighbouring Councils?

The graph below demonstrates how Belmont compares with our neighbouring Councils.

The comparison is based on the 2025-26 financial year and the information is sourced from the annual budgets published by the Councils which includes all residential properties.

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

Average Residential Rates in 2025-26



5%

Early Payment Discount

The City is the only metropolitan local government who offers a discount for full payment of rates by the due date. Payment in full received by the due date will be eligible for a 5% discount, with the amount including this discount shown on your rate notice.

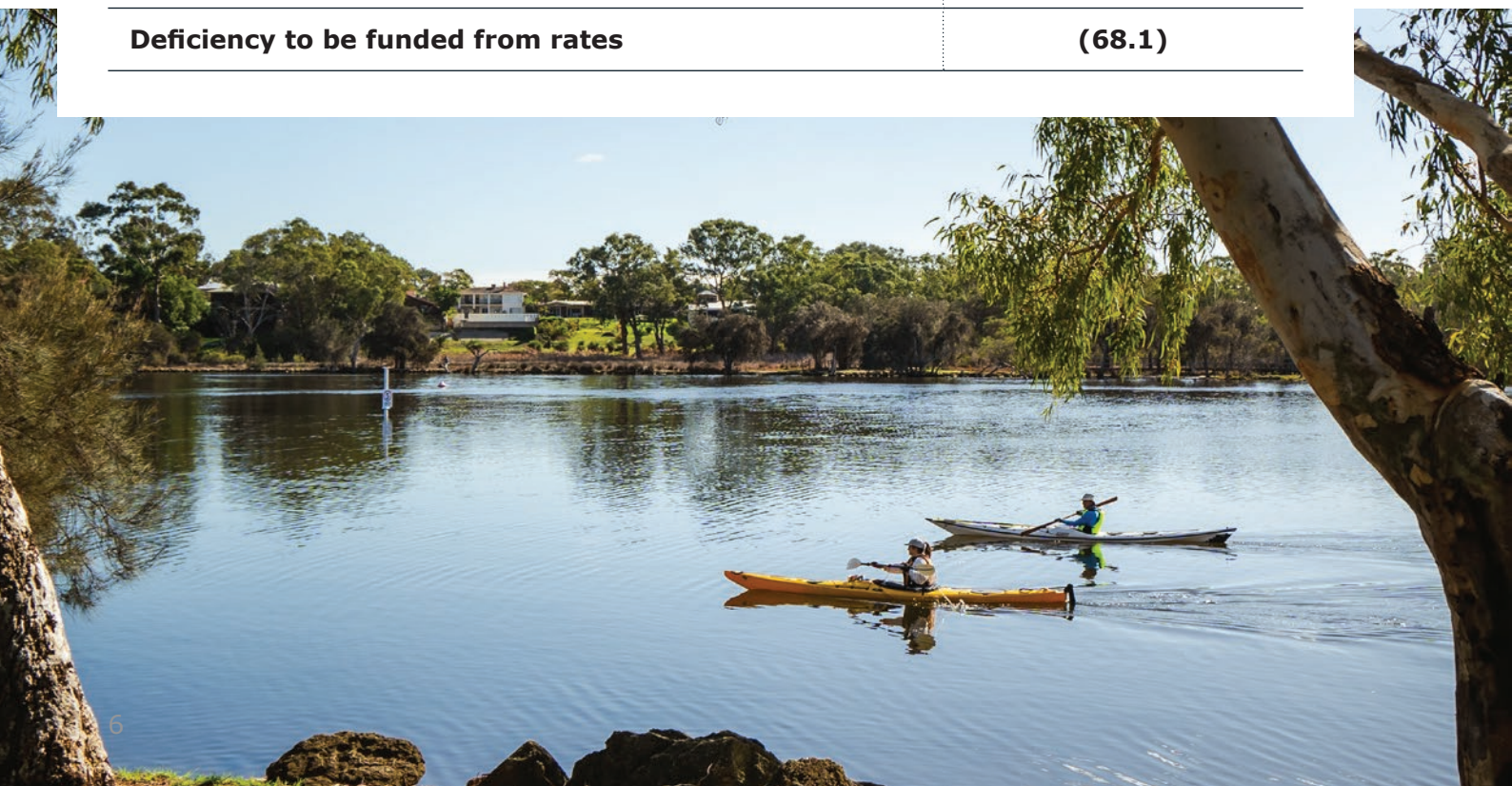
What is the objective for rates in 2026-27?

In accordance with Sections 6.33 and 6.36 of the *Local Government Act 1995 (WA)* the City is required to publish its Objects and Reasons for implementing differential general rates.

The objective of the proposed rates and charges in the 2026-27 budget is to provide for the net funding shortfall of \$68.1M in the City's Operational and Capital Program for 2026-27.

The table below shows the net funding shortfall of \$68.1M which will be funded via the proposed increase in rates for 2026-27.

	Draft Budget 2026-27 \$M
Surplus or deficit at the start of the financial year	1.2
Revenue from operating activities	21.6
(Less) Expenditure from operating activities	(91.0)
Plus Non-cash amounts excluded from operating activities	10.6
(Less) Payments for property, plant and equipment	(5.1)
(Less) Payments for construction of infrastructure	(26.0)
Plus Capital grants, subsidies & contributions	8.7
Plus Proceeds from disposal of assets	0.6
Plus/(Less) Transfers to/from reserve accounts	12.5
(Less) Repayment of borrowings	(0.7)
(Less) Surplus or deficit at the end of the financial year	(0.5)
Deficiency to be funded from rates	(68.1)



Who undertakes the GRV valuations?

All GRV property valuations are provided by the Valuer General of WA (as part of the State Government's Landgate department). The City pays a fee for this service but has no role in determining the valuation for any property, nor does the City have the ability to appeal a valuation provided by the Valuer General.

Why are there different rates for different properties?

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.

Under the *Local Government Act 1995 (WA)*, Section 6.33 - Differential General Rates, the Council can introduce differential rates as follows:

A local government may impose differential general rates according to any, or a combination, of the following characteristics —

- (a) The purpose for which the land is zoned under a local planning scheme in force under the *Planning and Development Act 2005*;
- (b) The predominant purpose for which the land is held or used as determined by the local government;
- (c) Whether or not the land is vacant land; or
- (d) Any other characteristic or combination of characteristics prescribed.

How are rates calculated?

Council sets the rate in the dollar every year for each rate category. The independent State government authority, the Valuer General of WA sets the Gross Rental Value (GRV) every three years. The GRV is a property's estimated yearly rental income. Your property's GRV is stated on your annual rates notice.

To calculate your annual rates, multiple your GRV by the rate in the dollar and subtract any rate concessions you may receive if eligible.

Rates (\$) = GRV X Rate Category RID – any rate concessions

What are the differential rate categories?

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.

The proposed rate in the dollar for this category is 6.9525¢ with a minimum payment amount of \$970.

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.

Alignment of Commercial & Industrial rate categories

For the 2026-27 year, the City is proposing to align the current Commercial and Industrial rate categories. This means that properties currently classified as commercial or industrial will be rated using the same rate in the dollar.

The City regularly reviews its rating structure to ensure it is fair, transparent and reflects how different land uses impact local services and infrastructure. Commercial and industrial properties have been reviewed and found to have very similar impacts on the City, including:

- Comparable use of road and transport infrastructure
- Similar levels of demand for planning, building, compliance and environmental health services
- Shared characteristics as business and employment-generating land uses

Because these impacts are broadly aligned, the City considers it appropriate to treat these properties consistently by applying a uniform rate in the dollar.

The objective of the Commercial and 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 and enhances transparency, while ensuring sufficient revenue is raised to offset the costs associated with servicing these properties.

This rate assures that these differential rate categories are able 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.

The proposed rate in the dollar for the commercial and industrial categories is 8.6526¢ with a minimum payment of \$1,140.



Are there other charges?

The Waste Management Service Charge for residential, commercial and industrial properties using the service will be \$407 for 2026-27. This charge is calculated on a full cost recovery basis.

The Swimming Pool Levy for 2026-27 will increase to \$35 per swimming pool. This charge is calculated on a full cost recovery basis. All funds raised by the levy will go towards the inspection of both existing and new swimming pools in Belmont as required by legislation.

Although not a Council related charge, the City collects the Emergency Services Levy (ESL) on behalf of the Department of Fire & Emergency Services (DFES) via the annual rates notice. At the time of preparing this document, DFES had not yet indicated their intentions in relation to ESL charges for 2026-27.

Payment options

Payment options include payment in full within 35 days from the date of issue as shown on your rate notice or payment over four instalments.

This year, we will be introducing a new payment experience platform, Payble. Payble allows ratepayers to:

- Make a one-off payment
- Set and forget payments via bank account, credit or debit card
- Pay in weekly, fortnightly and monthly instalments on the day of your choice

Payments made using the Payble platform are offered with no administration or instalment interest charges applied. Further information is provided with your rate notice.

The City also provides the opportunity for ratepayers to make manual approved alternative payment arrangements for outstanding amounts. This option attracts a once off administration fee of \$20 (registered pensioners & seniors are exempt from this fee).

Interest is levied on Council imposed rates and charges where payment in full or instalment payments are not received within their respective due dates. The penalty rate will remain at 11% in accordance with the *Local Government Act 1995 (WA)*.

Submissions

Section 6.36 (3)(b)(ii) of the *Local Government Act 1995 (WA)* requires Council to invite submissions from electors and ratepayers in respect of the rates and minimum payments proposed for the differential general rating categories.

All submissions are required to be made by 4pm on Friday, 29 May 2026.

A report will be prepared on submissions, if any, and presented to the Council Meeting on Tuesday, 23 June 2026.

Enquiries by telephone to 08 9477 7222 or email rates@belmont.wa.gov.au



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