Did you know? – GRV revaluation year

Every three years, the State's Valuer General reviews property values and provides updated Gross Rental Valuations (GRVs) to local governments. While the new valuations take effect from 1 July 2026, they are based on rental market conditions as at 1 August 2024.

Following the latest review, the average residential GRV in East Fremantle increased by 20.77 per cent, while commercial GRVs increased by an average of 7.5 per cent.

It's important to note that an increase in your property's valuation does not automatically mean Council receives the same increase in rates revenue. Council has set a rates revenue increase of 5.87 per cent for 2026–27 and has reduced the rate in the dollar to help ensure the overall increase collected aligns with this amount rather than the higher valuation increases.

Properties that experienced a valuation increase higher than the average will see a larger change in rates, while properties with lower-than-average valuation increases will see a smaller increase.

About Gross Rental Value

The Gross Rental Value (GRV) is assessed by Landgate and is the total rental income your property might reasonably earn in a year, including associated rates, taxes, charges, insurances, and other outgoings. For non-residential properties, GST is also included.

The GRV is influenced by the location, size, property type, condition and rental market trends.

The amount is used by the local governments to work out a property's rates, service charges and any levies a ratepayer must pay, by setting the rate in a dollar. This figure is then multiplied by the GRV, as explained below.

Gross Rental Value (GRV) Set by Landgate **X** **Rate in the dollar** Set by Town of East Fremantle **+** **Fees and charges** e.g. waste charges, Emergency Services Levy **=** **Your rates amount**

Click on the QR code to

sign up for e-Rates today

For more information, or for general enquiries about your Rates Notice, please contact the Town on 9339 9339.

BUDGET BULLETIN

2026-27

TOWN of EAST FREMANTLE

Mayor's Message

I am pleased to present the 2026/27 Annual Budget, which reflects Council's commitment to responsible financial management, essential service delivery and investment in the places and facilities our community values.

This budget focuses on maintaining and renewing our assets while delivering strategic improvements that meet the needs of current and future generations. This is consistent with our vision of being an inclusive, connected community balancing heritage, growth and sustainability.

This year, the Town has budgeted $20.06 million (including income from East Fremantle Community Park) in operating revenue and approximately $4 million in capital works and river infrastructure. This investment will help maintain and improve roads, footpaths, drainage, parks, public open space and community facilities, including the ongoing operation of East Fremantle Community Park as a key community, sport and leisure asset.

Rates remain a key source of funding for these services. Council has approved an increase of 5.87 per cent in rate revenue, which equates to approximately $3 per week for the average residential property.

In setting the budget, Council considered prevailing economic conditions, rising operating costs for local government, asset maintenance requirements and the need to continue delivering high-quality services for our community.

This year is also a Gross Rental Value (GRV) revaluation year as assessed by Landgate. You can read more about this on the back page.

Some of the major projects and initiatives included in this year's budget are:

- Solar and battery installations at the Town Hall, Dovenby House, East Fremantle Community Park and the Operations Depot - $398k
- George Street Shared Space - $805k
- Riverside Road renewal works - $610k
- Wayman Riverwall Stage 1 - $600k
- Road safety improvements - $150k
- East Fremantle Community Park works - $200k
- Ulrich Park playground replacement - $120k
- Flood-lighting upgrade at Wauhop Park - $100k

The budget also includes external grant funding to deliver key projects, reducing the burden on ratepayers while improving community amenities. In addition, the budget supports the delivery of priorities identified in the Council Plan 2026 – 2036, including initiatives that support local business, community wellbeing, sustainability and ongoing community engagement.

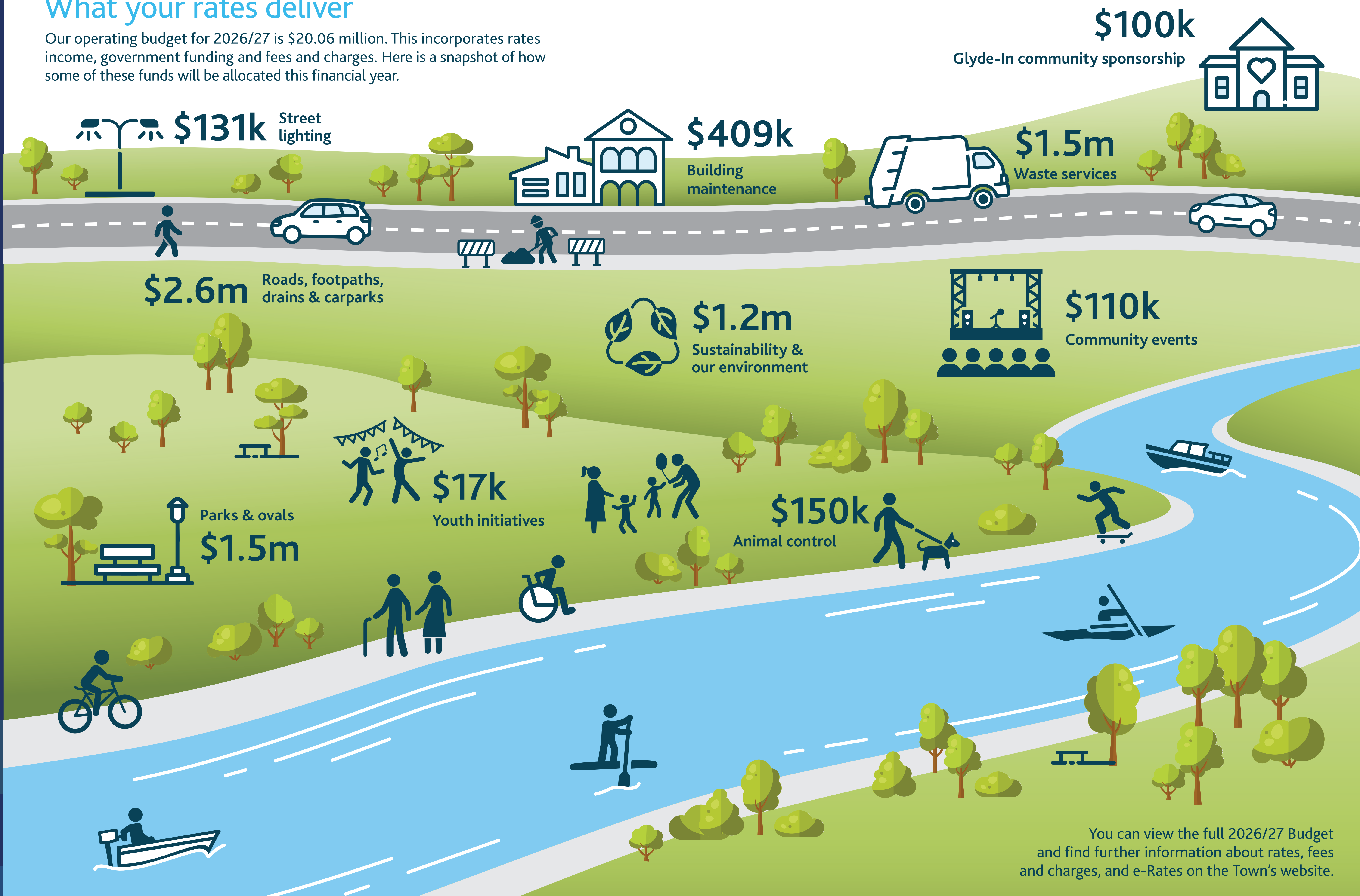
Thank you for your continued support. Council remains committed to making considered decisions that balance current needs with the long-term financial sustainability of the Town.

Tony Natale

Mayor

What your rates deliver

Our operating budget for 2026/27 is $20.06 million. This incorporates rates income, government funding and fees and charges. Here is a snapshot of how some of these funds will be allocated this financial year.



You can view the full 2026/27 Budget and find further information about rates, fees and charges, and e-Rates on the Town's website.