

Rates

Why pay rates?

Each year when determining our budget, Council considers what services our community needs and the assets we need to maintain, and based on those calculations, the rate amount is set each year. The rates you pay are your share of the amount of money we need to fund the budget, after considering all other forms of revenue (e.g. fees and charges and State and Federal funding). Your investment helps pay for our vibrant and healthy community. Thank you!

How are my rates calculated?

The proportion each ratepayer pays is calculated using a property valuation supplied by Landgate Valuation Services (Valuer General) which is the Gross Rental Value (GRV). The GRV is multiplied by the rate in the dollar

What are differential rates?

Differential rating is imposing a different rate in the dollar based on any, or a combination, of the following characteristics:

- the purpose for which the land is zoned
- a purpose for which the land is held
- whether or not the land is vacant or not
- or any characteristic or combination of characteristics prescribed

Residential property: 7.4225 cents in the dollar

Commercial property: 11.0543 cents in the dollar

What are Minimum rates?

A minimum rate is imposed when the amount calculated by the formula is less than the amount determined to be the equitable minimum cost of servicing lots in the Town of East Fremantle.

The minimum rate payment for 2020/21 is:

Residential property: \$1,106

Commercial property: \$1,654

General rates and minimum payments are levied to meet the budgetary costs of the Town of East Fremantle to provide services and complete projects within its boundaries during the financial year.

What is Gross Rental Value (GRV)?

The GRV is the Gross Annual Rental potential of your property. It is supplied by the Valuer General's Office, and shows what your property could earn in a year if it was being rented. The potential rental value for houses or other GRV properties is influenced by factors such as age, construction, size, car shelters, pools and location.

The most recent date of valuation was 1 July 2019. The GRV is assessed every three years, and despite possible changes to the rental market, the GRV remains fixed until the next valuation, unless you make changes to your property.

What is the Emergency Services Levy?

The Emergency Services Levy (ESL) is a State Government charge that everyone in WA pays. The Town of East Fremantle collect this fee on behalf of Department of Fire and Emergency Services (DFES). This provides funding for fire and emergency service response teams, including local Volunteer Bush Fire Brigades and State-operated services like State Emergency Services.

For more information please refer to the ESL section of the DFES website dfes.wa.gov.au or enquire on free call 1300 136 099.

Am I eligible for a rebate on my Rates?

The Eligibility Criteria for rebates are as follows.

The applicant must be the owner and reside in the property on 1 July of the rating year.

To apply for a rebate, phone the **Water Corporation Rebate Application Line** on **1300 659 951** to submit a rebate application form over the telephone.

Once your rebate is processed by the Water Corporation they will forward to us for processing, you will receive an amended rate notice in due course.

Having difficulty paying?

Many in our community are struggling right now. Please reach out to our friendly and compassionate staff who can discuss provisions for financial hardship. We are here to support you.

How is the overdue interest calculated?

The overdue interest is worked out at 11% (rates) and 8% (ESL) per annum calculated on a daily basis. This is only on the rates and ESL components, not on the services.

In the 2020/2021 financial year, Council has determined that the rate in the dollar to be applied for rates is 0.074225 for Residential Properties. This means that 7.42 cents will be levied as rates for every dollar of GRV assigned to a property depending on which differential rates category it falls into.

The Valuer General may determine that a brick and tiled house in East Fremantle which contains 4 bedrooms, kitchen, 2 bathrooms, laundry, and a double carport could attract a rent after basic expenses of \$500 per week. Rent of \$500 per week multiplied by 52 weeks per year gives a Gross Rental Value of \$26,000.

$$\text{GRV} = \$500 \times 52 = \$26,000$$

The rates to be levied against that particular property would be:

$$\text{Rates} = \$26,000 \times 0.068310 = \$1776.06$$

Gross Rental Value of \$26,000 multiplied by the rate in the dollar of 0.074225 gives the value of rates for the property of \$1,929.85.

What if I am selling my property?

At settlement, you will pay the amount of outstanding rates owing up to that date. The new owners will be responsible for paying rates after that date. Your settlement agent will proportion your rates for you.

How can I pay my rates?

The Town of East Fremantle is pleased to provide a variety of rate payment options:

- online via the Town of East Fremantle website - go to our [Online Payments portal](#).
- By Bpay
- by telephone, please contact our friendly Customer Service Officers on **9339 9339**
- In person by visiting our historic Town Hall at 135 Canning Highway, where a payment can be made by Mastercard, Visa debit and with your credit card.

Swimming Pool Inspection Fees

Swimming pools are inspected once every four years. This inspection is charged at \$14.40 per year.

Ratepayers must let the Town know in writing if they no longer have a swimming pool. This way, we know that inspections are not required.

What fees does the Town charge?

We have a range of fees and charges that are applicable to our services.

These are easily searched on our fees and charges on the Town's website:

www.eastfremantle.wa.gov.au/services/payments-rates-fees/rating-information-2020-21.aspx

Below are a list of fees and charges

Description	Amount \$
Swimming Pool	14.40
Refuse Recycling	500.00
Add. Refuse bin	250.00
Add. Recycling	250.00
Instalment admin fee	Automatic calculation
Instalment interest	Automatic calculation

Can I receive my rates electronically?

You can choose to receive your rate notices by email instead of by post. A summary of your bill will be sent directly to your nominated email address with links that allow you to view a PDF version of your rates notice, pay your bill online and receive a copy of your annual tip pass to download.

Benefits of e-rates

- Help the environment by reducing paper consumption
- Access and pay your rates at anytime and anywhere
- Set calendar alerts to pay your rates on time

Switching to e-Rates is easy – head to our Website and register for e-Rates

Important Notes

All change of addresses MUST be in writing and emailed to admin@eastfremantle.wa.gov.au