

Proposed City of Swan rates for 2023/24

After three years of no rate increases, the City of Swan is proposing to introduce a small increase to rates to continue to deliver high quality services and projects for our rapidly growing community.

The average increase for all properties (residential, commercial and industrial) is 3.75 per cent, which is significantly less than current levels of inflation. This increase incorporates an unexpected significant increase to tariff charges for street lighting proposed by Western Power. If this increase is not accepted by the Economic Regulation Authority the City's average rate increase will be approximately 0.5% lower.

The City applies a differential rating approach to levying rates. That is, it distinguishes between different types of properties in the City based upon the predominant use of the land, and then uses that to determine the category of rate investment applied to each property. The proposed differential rates for 2023/34 are:

Rating category	Minimum rates	Rate in the dollar
Gross Rental Value (GRV) Areas		
- Residential	\$945	7.5132 cents
- Commercial / Industrial	\$1,475	9.6583 cents
- Heavy Industry	\$1,775	16.1131 cents
Unimproved Value (UV) Areas		
- UV General	\$945	0.33003 cents
- UV Commercial	\$945	0.52894 cents
- Farmland	\$945	0.26447 cents
Specified Area Rate		
- Drainage Midland		0.6302 cents per dollar of GRV
- Drainage Hazelmere / Guildford		0.6132 cents per dollar of GRV
- GRV – Hazelmere Industrial Area Infrastructure		3.864012 cents per dollar of GRV
- UV – Hazelmere Industrial Area Infrastructure		0.094709 cents per dollar of UV

This year is a GRV and UV revaluation year. Many properties will see a change in their rates, which is based on an assessment by Landgate. Some owners will pay more rates, while others will pay less.

The rationale for setting differential rates was endorsed at a Special Meeting of Council on Tuesday, May 2, 2023. We now invite you view the rationale for setting differential rates or to have your say the City's 2023/24 proposed rates until **5pm on Friday, May 26, 2023:**

- **Online:** www.swan.wa.gov.au/haveyoursayrates
- **Email:** swan@swan.wa.gov.au
- **In person:** at the City's Administration Centre and Libraries
- **Post:** City of Swan, PO Box 196, Midland WA 6939

Once Council has considered all submissions, the differential rates (with or without modification) will be adopted by Council along with the City's 2023/24 budget.

