

Objects and Reasons

In accordance with Sections 6.33 and 6.36 of the Local Government Act 1995 and Council's intention to continue levying differential general rates for the 2021-22 financial year on rateable properties within the City, the City is required to publish its Objects and Reasons for implementing differential general rates.

Rates and Minimum Charges

The City of Fremantle will apply differential general rates and minimum payments for the 2021-22 financial year as summarised in the following table:

Rate Category	Rate in the \$	Minimum Payment
Residential Improved	\$0.084602	\$1,388
Commercial and Industrial General	\$0.089890	\$1,388
Vacant Commercial and Industrial	\$0.162689	\$1,388
City Centre Commercial	\$0.097922	\$1,388
Nightclubs	\$0.115945	\$1,388
Vacant Residential Land	\$0.128111	\$1,344
Residential Short Term Accommodation	\$0.094477	\$1,388

Why do we have differential rates?

The rates you pay are a proportionate share of what is needed by the City to provide local services and facilities. To levy rates that are more equitable across different types of properties the City has implemented differential rates which reflect the costs associated with service delivery across the different rating categories.

Objectives of the differential rates

The Gross Rental Value or GRV represents the gross annual rental that a property might reasonably be expected to earn annually if it were rented, including rates, taxes, insurance and other outgoings. GRVs are provided to the City by Landgate to calculate rates, service charges and levies to be paid by property owners.

Residential Improved

- ◇ A differential general rate of 8.4602 cents in the dollar applies to Improved Residential Land with a minimum payment amount of \$1,388.
- ◇ The residential improved differential general rate applies to land that is used for residential purposes under the Local Planning Scheme No. 4 however may be located in any zone and is valued on a Gross Rental Value basis (GRV).
- ◇ This rate is set on the basis that all ratepayers make a reasonable contribution to the cost of local government services and facilities available to residents. It is the City's benchmark by which all other GRV rate properties are assessed.

Commercial and Industrial General

- ◇ A differential general rate of 8.989 cents in the dollar applies to Improved Commercial and Industrial Land with a minimum payment amount of \$1,388.
- ◇ The commercial and industrial differential general rate applies to all commercial and industrial properties that are zoned under the Local Planning Scheme No. 4 for commercial and industrial purposes and which are not specifically covered by any other differential rate and is valued on a Gross Rental Value basis (GRV).
- ◇ The object of this rate is to ensure that a reasonable contribution is made towards the higher costs of services and facilities associated with these properties such as increased maintenance requirements, transport links, additional costs associated with economic development initiatives and marketing.

Vacant Commercial and Industrial

- ◇ A differential general rate of 16.268 cents in the dollar applies to Vacant Commercial and Industrial Land with a minimum payment amount of \$1,388.
- ◇ The vacant commercial and industrial land differential general rate applies to vacant land that is zoned under the Local Planning Scheme No. 4 for commercial and industrial purposes and is valued on a Gross Rental Value basis (GRV).
- ◇ The city considers the development of vacant commercial and industrial rateable land in the best interests of the community therefore has set a rate higher than that which applies to developed commercial and industrial properties.

City Centre Commercial

- ◇ A differential general rate of 9.7922 cents in the dollar applies to City Centre Commercial Land with a minimum payment amount of \$1,388.
- ◇ The City Centre Commercial differential general rate applies to all properties other than residential located within the boundaries of the City Centre zone and the abutting Metropolitan Regional reserves ([refer map](#)) being areas bounded by Parry Street, Norfolk Street and including those properties located in Fremantle Fishing Boat and Challenger Harbours and on Victoria Quay.
- ◇ The object of this rate is to ensure that a reasonable contribution is made towards the higher costs of services and facilities associated with these properties such as increased maintenance requirements, transport links, additional costs associated with economic development initiatives and marketing with contribution to the City's destination marketing activities in line with the endorsed [Destination Marketing Strategic Plan 2018-2022](#).

Nightclubs

- ◇ A differential general rate of 11.5945 cents in the dollar applies to Nightclubs with a minimum payment amount of \$1,388.
- ◇ The Nightclubs differential general rate applies to any venues that are used for entertainment with or without eating facilities that open from the evening until early morning, having facilities such as a bar and disco or other entertainment and are licensed under the Liquor Control Act 1988. These premises are also subject to the City of Fremantle Late Night Entertainment policy.
- ◇ The object of this rate is to ensure that a reasonable contribution is made towards the higher level of resourcing to maintain and remediate surrounding amenities. Resourcing to address noise complaints, vandalism, increased street sweeping and cleaning costs, unsociable behaviour, facilitating safe access to public transport and taxis for all visitors to the city including nightclub patrons and CCTV surveillance.

Vacant Residential Land

- ◇ A differential general rate of 12.8111 cents in the dollar applies to Vacant Residential Land with a minimum payment amount of \$1,344.
- ◇ The vacant residential land differential general rate applies to vacant land that is zoned under the Local Planning Scheme No. 4 for residential purposes.
- ◇ The City considers the development of all vacant rateable land to be in the best interests of the community as it will improve increase the vibrancy of the City and neighbourhood centres.

Residential Short Term Accommodation

- ◇ A differential general rate of 9.4477 cents in the dollar applies to Improved Residential Land with a minimum payment amount of \$1,388.
- ◇ The residential short term accommodation differential general rate applies to land zoned residential where a purpose for which the land is held or used is to offer home short stay lodging primarily for tourism experiences and includes the following dwellings in accordance with the [Short Stay Accommodation Local Law](#) or otherwise approved under Local Planning Scheme No. 4 for short stay accommodation.
 - a) One-bedroom dwelling used primarily for short stay accommodation
 - b) Dwellings with two or more bedrooms used for short stay accommodation
- ◇ The object of this rate is to ensure the owners of residential land wholly or partly used for the commercial purpose of short stay accommodation contribute to the provision of services and facilities that may be associated with such commercial use including contribution to the City's destination marketing activities in line with the endorsed [Destination Marketing Strategic Plan 2018-2022](#).

Specified Area Rates

A Specified Area Rate (SAR) is an additional rate charge that is applied separately to designated areas within the City. This covers additional maintenance or service costs for a higher standard above what would ordinarily be provided by the City.

The City of Fremantle will apply Specified Area Rates for the 2021-22 financial year as summarised in the following table:

Specified Area Rates	Rate in the \$ (Cents)	Minimum Payment
CBD Security Levy	0.001208	N/A
Leighton Maintenance	0.005185	N/A

CBD Security Levy

To fund a safety and security strategy for a specified area of the Fremantle CBD that is applicable to all properties Bounded by Parry Street, South Terrace, Suffolk Street, Fishing Boat Harbour (West of Mews Road) and along the coast to Bathers Beach, Fleet Street, Phillimore Street and Elder Place.

Leighton Maintenance

To fund the above normal costs associated with maintaining the higher standard of landscaping of the Leighton Residential Area and is applicable to all properties within the Leighton Beach area and that as this time are located on Port Beach Road, Leighton Beach Boulevard and Freeman Loop.

Useful Links

[WALGA - About Local Government Rates in Western Australia | WALGA](#)

[Destination Marketing Strategic Plan 2018-2022](#)

[Local Government Rates Rebate \(communities.wa.gov.au\)](#)

[CBD Map](#)

[Leighton Map](#)

[LOCAL GOVERNMENT ACT 1995](#)