



City of
Melville

MINUTES
SPECIAL MEETING OF COUNCIL

6:00pm Tuesday, 12 May 2026

Held in the Council Chambers, Melville Civic Centre,
10 Almondbury Road, Booragoon

The City of Melville acknowledges the Bibbulmun people as the Traditional Owners and custodians of the lands on which the City stands today and pays its respect to the Whadjuk people, and Elders both past, present and emerging.

Minutes to be confirmed at the next Ordinary Meeting of Council

These minutes are hereby confirmed as true and accurate

Presiding Member

Date



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Vision

Vibrant, Sustainable, Inclusive Melville

Mission

To provide good governance and quality services for the City of Melville community.

Values

In everything we do, we seek to adhere to our values that guide our behaviour.

- **Excellence** - Striving for the best possible outcomes.
- **Participation** – Involving, collaborating and partnering.
- **Integrity** - Acting with honesty, openness and with good intent.
- **Caring** – Demonstrating empathy, kindness and genuine concern.

Our Approach

To put our customer at the centre of everything we do.



Social / Community	Environment	Built Environment	Economic	Governance
Healthy, Safe and Inclusive	Clean and Green	Sustainable and Connected Development	Vibrant and Prosperous	Good Governance and Leadership
Healthy, safe and inclusive communities with a sense of belonging and wellbeing.	A clean, green and sustainable City for current and future generations.	Sustainable, connected development and transport infrastructure across our City.	Economic prosperity and vibrant resilient communities and businesses.	Leadership and good governance for the benefit of the whole community.

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Any person or entity who has an application before the City must obtain, and should only rely on, written notice of the City's decision and any conditions attaching to the decision, and cannot treat as an approval anything said or done at a Council or Committee meeting.

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The nature of the Council's decision making role in the matter:

Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>

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OFFICIAL**1 OFFICIAL OPENING**

The Presiding Member welcomed those in attendance to the meeting, officially declared the meeting open at 6:03pm and invited Cr K Wheatland to read the Acknowledgement of Country and advised those present of the Disclaimer, the Affirmation of Civic Duty and Responsibility and the Audio Recording Advice.

2 ATTENDANCE AND APOLOGIES**In Attendance**

K Mair

Mayor

Councillors

Cr M Woodall

Cr J Spanbroek

Cr G Barber

Cr G Panayotou

Cr N Robins

Cr S Hong

Cr D Lim

Cr K Wheatland

Cr M McGoldrick

Cr S Green (*from 6:09pm*)

Cr C Yorke

Ward

Bull Creek - Leeming Ward

Bull Creek - Leeming Ward (*electronic attendance*)

Bicton - Attadale - Alfred Cove Ward

Bicton - Attadale - Alfred Cove Ward

Bateman - Kardinya - Murdoch Ward

Bateman - Kardinya - Murdoch Ward

Applecross - Mount Pleasant Ward

Palmyra - Melville - Willagee Ward

Palmyra - Melville - Willagee Ward

Central Ward

Central Ward

Officers

Ms G Bowman

Chief Executive Officer

Mr G Tuffin

Director Corporate Services

Mr J Coten

Director Environment & Infrastructure

Ms M Pickering

Director Community Development

Mr P Varelis

Director Planning

Mr M Yildiz

Director Legal, Governance & Risk

Ms Alida Ferreira

Chief Financial Officer

Ms C Newman

Head of Governance

Mr O Pugh

Governance Officer (Council Support)

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At the commencement of the meeting:

Public Gallery 1

Apologies

Nil.

On Approved Leave of Absence

Cr C Ross Applecross - Mount Pleasant Ward

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3 DECLARATIONS BY MEMBERS

3.1 Declarations by Members who have not read and given due consideration to all matters contained in the business papers presented before the Meeting

- Cr J Spanbroek – Special Meeting of Council Business Papers

3.2 Declarations by Members who have received and not read the Elected Members Bulletin

Nil.

4 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Approved Deputations

Nil.

Approved Written Submissions

Nil.

5 DISCLOSURE OF INTEREST

5.1 Financial or Proximity Interests

Under sections 5.60A and/or 5.60B of the *Local Government Act 1995*

Nil.

5.2 Disclosure of Interest that may cause a Conflict

Under *22 Local Government (Model Code of Conduct) Regulations 2021* or a City of Melville Code of Conduct)

Nil.

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6 PUBLIC QUESTION TIME

At 6:07pm the Presiding Member opened Public Question Time.

6.1 Questions Received with Notice

Nil.

6.2 Questions Received at the Meeting

Nil.

At 6:07pm the Presiding Member opened Public Question Time.

7 NEW BUSINESS OF AN URGENT NATURE

Nil.

8 IDENTIFICATION OF MATTERS FOR WHICH MEETING MAY BE CLOSED

Nil.

9 ADOPTION OF RECOMMENDATIONS EN BLOC

Nil.

OFFICIAL**10 REPORTS****10.1 Reports of the Chief Executive Officer****Corporate Services****C26/383 2026-2027 Rating Strategy**

File Number:	
Responsible Officer:	Director Corporate Services
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	No officer involved in the preparation of this report has a declarable interest in the matter.
Attachments:	1. Objects and Reasons Differential Rates 2026/2027

COUNCIL'S ROLE

Executive: The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

SUMMARY

- Corporate Business Planning/Budget workshops were recently held with Elected Members.
- These workshops have informed the update of the Corporate Business Plan, Long Term Financial Model and 2026-2027 Annual Budget.
- The Draft 2026-2027 Annual Budget proposes a rate revenue increase of 5.5% for Improved Land and rate revenue increase of 8% for Unimproved (Vacant) Land for the financial year.
- In accordance with the Local Government Act 1995, this report seeks endorsement to advertise a rate revenue increase of 5.5% for improved land and 8% for unimproved land for the 2026-2027 financial year and impose rates on differential basis.

OFFICIAL**COUNCIL RESOLUTION**

At 6:08pm Cr M McGoldrick moved, seconded Cr D Lim

That the Council endorse:

1. Advertising the following Rate in the Dollar and Minimum Rates for the purpose of the 2026-2027 financial year rate setting that equates to an increase in revenue of 5.5% for improved land and 8% for unimproved land compared to 2025-2026:

RATING CATEGORY	PROPOSED RATE IN DOLLAR (CENTS)	PROPOSED MINIMUM RATE
RESIDENTIAL IMPROVED	5.688595	\$1,573.85
RESIDENTIAL UNIMPROVED	5.830810	\$1,613.53
COMMERCIAL IMPROVED	9.523501	\$1,276.02
COMMERCIAL UNIMPROVED	9.761589	\$1,308.20

2. Advertising by local public notice for a period of 21 days, in accordance with section 6.36(1) of the Local Government Act 1995, its intention to levy the Differential Rates and Minimum Rates for the 2026-2027 financial year; and
3. the Statement of Objects and Reasons for Differential Rates:

Commercial

“The positive differential rate for commercial improved land is proposed in order to fund the additional costs of servicing these types of properties. Commercial premises generate higher volumes of pedestrian traffic movements than residential properties and this results in increased road and streetscape maintenance requirements, additional on-street parking needs and the requirement to install additional traffic treatments. Due to the increased presence of litter surrounding commercial and industrial land the City is also required to provide additional litter collection services to these areas. Patrons and employees of commercial and industrial premises are consumers of municipal services but unless they are also property owners within the City, are not contributing to the cost of services used by them in the City of Melville.

Residential Unimproved

The positive differential rate for residential vacant land is to promote the development of vacant land. A higher vacant rate encourages the development of vacant properties improving the City’s streetscapes.

Commercial Unimproved

The positive differential rate for commercial vacant land is to recognise the ongoing costs associated with managing and maintaining land intended for future commercial use, including planning readiness, compliance activities, weed and fire risk management, and infrastructure capacity provision. Commercial vacant land benefits from the availability of existing and planned municipal services and infrastructure prior to development. A higher vacant land rate also encourages the timely development of vacant properties, improving the City’s streetscapes and supporting the delivery of business infrastructure that contributes to the local community”.

and this be published on the City of Melville website.

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At 6:09pm Cr S Green entered the meeting.

Procedural Motion**COUNCIL RESOLUTION**

At 6:35pm Cr M Woodall moved, seconded Cr S Green

That the meeting be adjourned until after the Agenda Briefing Forum held 12 May 2026.

At 6:35pm the Presiding Member declared the motion.

CARRIED (10/2)

Yes (10): Mayor Katy Mair and Crs Glynis Barber, Nicole Robins, Jennifer Spanbroek, Matthew Woodall, Soo Hong, Scott Green, George Panayotou, Crawford Yorke and Michael McGoldrick

No (2): Crs Karen Wheatland and Daniel Lim

At the time of the adjournment:

- Cr M McGoldrick moved the motion and reserved his right to speak.
- Cr D Lim seconded the motion and reserved his right to speak.
- Cr M Woodall spoke against the motion.
- Cr K Wheatland spoke for the motion.
- Cr J Spanbroek spoke against the motion.
- Cr G Barber spoke for the motion
- Cr N Robins spoke against the motion

At 8:46pm, Tuesday, 12 May 2026, the Presiding Member resumed the meeting.

At 8:46pm, Cr G Barber Foreshadowed an Alternative motion if the Officer Recommendation was unsuccessful.

OFFICIAL**COUNCIL RESOLUTION**

At 6:08pm Cr M McGoldrick moved, seconded Cr D Lim

That the Council endorse:

1. Advertising the following Rate in the Dollar and Minimum Rates for the purpose of the 2026-2027 financial year rate setting that equates to an increase in revenue of 5.5% for improved land and 8% for unimproved land compared to 2025-2026:

RATING CATEGORY	PROPOSED RATE IN DOLLAR (CENTS)	PROPOSED MINIMUM RATE
RESIDENTIAL IMPROVED	5.688595	\$1,573.85
RESIDENTIAL UNIMPROVED	5.830810	\$1,613.53
COMMERCIAL IMPROVED	9.523501	\$1,276.02
COMMERCIAL UNIMPROVED	9.761589	\$1,308.20

2. Advertising by local public notice for a period of 21 days, in accordance with section 6.36(1) of the Local Government Act 1995, its intention to levy the Differential Rates and Minimum Rates for the 2026-2027 financial year; and
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and this be published on the City of Melville website.

At 8:54pm the Presiding Member declared the motion.

LOST (4/8)

Yes (4): Mayor Katy Mair, and Crs Karen Wheatland, Daniel Lim and Michael McGoldrick

No (8): Crs Glynis Barber, Nicole Robins, Jennifer Spanbroek, Matthew Woodall, Soo Hong, Scott Green, George Panayotou and Crawford Yorke

Alternative Motion

COUNCIL RESOLUTION (C26/383)

At 8:55pm Cr G Barber moved, seconded Cr M Woodall

That the Council endorse:

- Advertising the following Rate in the Dollar and Minimum Rates for the purpose of the 2026-2027 financial year rate setting that equates to an increase in revenue of 5.0% for improved land and 8% for unimproved land compared to 2025-2026:**

RATING CATEGORY	PROPOSED RATE IN DOLLAR (CENTS)	PROPOSED MINIMUM RATE
RESIDENTIAL IMPROVED	5.661700	\$1,566.39
RESIDENTIAL UNIMPROVED	5.830810	\$1,613.53
COMMERCIAL IMPROVED	9.488999	\$1,269.98
COMMERCIAL UNIMPROVED	9.761589	\$1,308.20

- Advertising by local public notice for a period of 21 days, in accordance with section 6.36(1) of the Local Government Act 1995, its intention to levy the Differential Rates and Minimum Rates for the 2026-2027 financial year; and**

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3. the Statement of Objects and Reasons for Differential Rates (updated):

Commercial

“The positive differential rate for commercial improved land is proposed in order to fund the additional costs of servicing these types of properties. Commercial premises generate higher volumes of pedestrian traffic movements than residential properties and this results in increased road and streetscape maintenance requirements, additional on-street parking needs and the requirement to install additional traffic treatments. Due to the increased presence of litter surrounding commercial and industrial land the City is also required to provide additional litter collection services to these areas. Patrons and employees of commercial and industrial premises are consumers of municipal services but unless they are also property owners within the City, are not contributing to the cost of services used by them in the City of Melville.

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and this be published on the City of Melville website.

At 9:03pm the Presiding Member declared the motion.

CARRIED (10/2)

Yes (10): Mayor Katy Mair and Crs Glynis Barber, Nicole Robins, Jennifer Spanbroek, Matthew Woodall, Daniel Lim, Soo Hong, Scott Green, George Panayotou and Crawford Yorke

No (2): Crs Karen Wheatland and Michael McGoldrick

PURPOSE

This report is to present to the Council the proposed Rating Strategy for the 2026-2027 financial year for the purpose of advertising and seeking public comment as required by the *Local Government Act 1995*, for endorsement.

STRATEGIC ALIGNMENT

Outcome	5	Leadership and good governance for the benefit of the whole community.
Objective	5	Good Governance and Leadership
	5.2	Ensure long term financial sustainability, strategic advocacy and partnerships, and diverse revenue streams.
	5.3	Ensure efficient and effective use of assets, resources and technology.

OFFICIAL**BACKGROUND**

On an annual basis the City adopts its Annual Budget (Budget) which outlines the income and expenditure required to provide services and facilities to the community. A key component of the Budget is the rating strategy which generates the City's main source of revenue.

As part of a rating strategy, a Local Government can choose to impose rates uniformly or differentially across the properties within the district. Before imposing any differential general rates or a minimum payment applying to a differential rate category, a local government is required to give local public notice of its intention to do so. After the submission period, the Council will review all submissions and consider them when making their final decision on of differential rates and minimums as part of the adoption of budget 2026/27.

The 2026-2027 Annual Budget is being finalised and will be presented to Council for adoption at the Ordinary Meeting of Council on 16 June 2026. Consistent with previous years, the 2026-2027 rating strategy is proposing to rate differentially. In accordance with the *Local Government Act 1995*, this will require a public notice.

CONSIDERATION

Several Corporate Business Planning/Budget workshops have recently been held with Elected Members. These workshops have informed the update of the Corporate Business Plan, Long Term Financial Model and 2026-2027 Annual Budget. The proposed rating strategy presented in this report is consistent with presentations to Elected Members and subsequent discussions.

The 2026-2027 Annual Budget has been prepared with consideration given to both the short and long-term financial requirements and aspirations of the City. Key features of the 2026-2027 Budget include:

- Strong alignment with Community and Council priorities;
- Management of inflationary impacts;
- Ongoing provision of services and facilities;
- Fully funded asset renewal for all asset classes;
- Constriction of funding for new/upgraded capital works;
- Removal of reliance on an opening surplus to ensure that current year expenditure is only reliant on current year funding; and
- Funding for the City's transformational programs including 'Customer First' and the Digital Strategy.

Budget allocations underwent rigorous reviews prior to Rate setting and the City will continue to review its revenue and cost base with formal service reviews being planned for 2026-2027. The City's financial reserves were also carefully considered and will be utilised during the year. However, reserve funding will be heavily utilised in coming years to fund a significant capital works program, including the construction of the Museum Library & Arts Centre (LMAC). The reviewed Long-Term Financial Model/Plan will be presented to the Council for noting in June 2026 and will highlight this.

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After signs of improving economic stability in the second half of 2025, global economic conditions became more uncertain in early 2026 due to escalating geopolitical tensions in the Middle East. The conflict has disrupted global supply chains, leading to higher fuel prices and uncertainty around future supply. These pressures are expected to flow through the supply chain and impact the broader economy.

Rowlinson data indicated the following cost pressures already being experienced in the market:

- Recent cost data indicates continued price escalation across a broad range of construction materials. These increases reflect both direct impacts from higher fuel prices and indirect pressures, including increased resin costs and constrained manufacturing capacity.
- Significant price increases have been recorded in plastic pipe products (including PVC, PE and PP), with costs rising between 30% and 40%. Bitumen and asphalt have experienced the highest escalation, increasing by approximately 30% to 50%, driven largely by fuel-related inputs. Reinforcing and structural steel prices have increased by between 5% and 10%, while quarry products such as aggregates and sands have risen by approximately 5%.
- Additional cost pressures are evident across other construction inputs. Concrete suppliers have applied fuel-related surcharges of approximately \$8 per cubic metre. Aluminium cladding prices have increased by around 10%, laminated timber products by 5% to 6%, and glazing products by approximately 9% to 10%.
- These movements are placing ongoing pressure on construction and infrastructure project costs and are expected to continue influencing capital and operational budgets.

To support the City's ongoing financial sustainability, the 2026–27 Budget proposes a rate revenue increase of 5.5%, applied to the 2025–26 Rate in the Dollar and minimum rates. The budget also includes the introduction of new differential rates and minimums for unimproved (vacant) land.

The proposed rate increase is broadly aligned with inflationary pressures currently being experienced in Western Australian. While annual national CPI inflation was recorded at 4.6% for the year ended March 2026, Perth CPI inflation remained higher at 4.9%, reflecting the comparatively strong Western Australian economy and continued local cost pressures (*Western Australian Treasury Corporation (WATC) Monthly Economic Update – March 2026*).

The revenue generated through the revised differential rating structure will assist in offsetting rising operational and infrastructure costs associated with ongoing global economic uncertainty.

This increase follows several years of either no rate increases or increases that were insufficient to fully support the City's ability to allocate funding in accordance with its adopted financial principles and policies.

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The following table outlines recent historic rate increases:

Year	Rate increase	CPI
2020-2021	0% (plus \$200 concession for Covid response)	2.1%
2021-2022	0%	1%
2022-2023	3.5%	7.6%
2023-2024	Average: 4.87% residential and 7.86% commercial	5.8%
2024-2025	4.5%	2.9%
2025-2026	5.5% residential and commercial; 8% unimproved vacant land	4.9%

The City is mindful of balancing the community's capacity to pay and cost of living pressures with ensuring the City's long term financial sustainability. The proposed Rate in the Dollar and Minimum Rates are outlined below:

RATING CATEGORY	PROPOSED RATE IN DOLLAR (CENTS)	PROPOSED MINIMUM RATE
RESIDENTIAL IMPROVED	5.688595	\$1,573.85
RESIDENTIAL UNIMPROVED	5.830810	\$1,613.53
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The Gross Rental Value (GRV) is the total annual rent a property might reasonably be expected to earn each year if it was rented out. The GRV is determined by the Valuer-General for all rateable and leivable properties in Western Australia. Landgate provides these figures to Local Governments who use it to work out the rates, service charges, and levies that property owners must pay.

The Valuer General undertakes a revaluation of the Gross Rental Value (GRV) of all properties every three years. Depending on prevailing market conditions, this process may result in increases or decreases to individual property GRVs, which are then used as the basis for calculating rates.

A GRV revaluation has recently been completed, and the updated valuations will apply for the 2026–27 rating year. Reflecting the strength of the Western Australian property market, this revaluation has resulted in comparatively strong GRV increases across most residential properties within the City of Melville.

To manage the impact of these valuation changes, the City adjusts the Rate in the Dollar (RID) by the average valuation movement within each rating category. This approach helps to ensure that

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overall rates remain relatively stable and that the average increase per property aligns with the total rate revenue required to be raised.

An average residential property in 2025-2026 paid \$2,077, and this will increase to \$2,214 in 2026-2027. An additional \$137 per annum or \$2.60 per week.

The improved residential minimum rate increases by \$82.05 per annum or \$1.58 per week.

The unimproved residential minimum rate increases by \$121.70 per annum or \$2.25 per week.

An average commercial property in 2025-2026 paid \$13,010, and this will increase to \$14,323 in 2026-2027. An additional \$1,313 per annum or \$25.25 per week.

The improved commercial minimum rate increases by \$66.52 per annum or \$1.28 per week.

The unimproved commercial minimum rate increases by \$98.70 per annum or \$1.90 per week.

The following statement outlines the Objects & Reasons for the differential category:

Commercial

"The positive differential rate for commercial improved land is proposed in order to fund the additional costs of servicing these types of properties. Commercial premises generate higher volumes of pedestrian traffic movements than residential properties and this results in increased road and streetscape maintenance requirements, additional on-street parking needs and the requirement to install additional traffic treatments. Due to the increased presence of litter surrounding commercial and industrial land the City is also required to provide additional litter collection services to these areas. Patrons and employees of commercial and industrial premises are consumers of municipal services but unless they are also property owners within the City, are not contributing to the cost of services used by them in the City of Melville.

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OFFICIAL**ENGAGEMENT**

The Annual Budget has been prepared with extensive engagement from officers, Elected Members and heavily informed by various plans and strategies. Following the endorsement of this report, public comment will be sought regarding the intention to impose differential rates.

The notice will be published as follows:

- 14 May 2026 –
 - Melville Talks online,
 - Melville Sounding Board,
 - Melville Talks webpage and
 - ENews
 - Hardcopies at Civic Centre and Libraries.
- 27 May 2026 – Perth Now Melville
- 28 May 2026 – Herald

The public notice will close at 4pm Friday 5 June 2026.

This publication regime will meet the requirements under the Local for the City to give local public notice under s6.36 of *the Local Government Act 1995*.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications associated with this report.

LEGISLATIVE AND POLICY ALIGNMENT

The Local Government Act 1995 (Part 6: Financial Management and Division 6: Rates and Service Charges) prescribes rating parameters. The following sections are most relevant to this report:

Section 6.32. Rates and service charges

- (1) *When adopting the annual budget, a local government —*
- (a) *in order to make up the budget deficiency, is to impose a general rate on rateable land within its district, which rate may be imposed either —*
- (i) *uniformly; or*
 - (ii) *differentially;*
- and*
- (b) *may impose on rateable land within its district —*
- (i) *a specified area rate; or*
 - (ii) *a minimum payment;*
- and*
- (c) *may impose a service charge on land within its district.*
- (2) *Where a local government resolves to impose a rate it is required to —*

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- (a) set a rate which is expressed as a rate in the dollar of the gross rental value of rateable land within its district to be rated on gross rental value; and
- (b) set a rate which is expressed as a rate in the dollar of the unimproved value of rateable land within its district to be rated on unimproved value.

6.33. Differential general rates

- (1) 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, whether or not under a planning scheme as defined in the Planning and Development Act 2005; or
 - (b) a purpose for which the land is held or used as determined by the local government; or
 - (c) whether or not the land is vacant land; or
 - (d) any other characteristic or combination of characteristics prescribed.

6.35. Minimum payment

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.

6.36. Local government to give notice of certain rates

- (1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.
- (2) A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).
- (3) A notice referred to in subsection (1) —
 - (a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and
 - (b) is to contain —
 - (i) details of each rate or minimum payment the local government intends to impose; and
 - (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and
 - (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed;
 - and
 - (c) is to advise electors and ratepayers that the document referred to in subsection (3A) —
 - (i) may be inspected at a time and place specified in the notice; and
 - (ii) is published on the local government's official website.

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(3A) The local government is required to prepare a document describing the objects of, and reasons for, each proposed rate and minimum payment and to publish the document on the local government's official website.

(4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.

Policy

This report aligns to the objective of Council Policy CP 008: Financial Sustainability – Forward Financial Planning and Funding Allocation. Ensuring robust and transparent financial planning processes are established to eliminate significant annual variations in rates and charges.

FINANCIAL IMPLICATIONS

This proposed Rating Strategy ensures the City has the ability to fund the requirements of the 2026-2027 Draft Annual Budget, as well as future service levels and asset management requirements.

A change to lower the budgeted rate revenue would require services and/or levels to be reviewed or the City's financial sustainability to be compromised. A change to increase the budgeted rate revenue could fund increased services and/or service levels or enable projects to be brought forward.

There is a current budget allocation to cover the cost of advertising.

CONSEQUENCE

The Council could choose to adopt a Rating Strategy for 2026-2027 different to that outlined in this report. This would require the Annual Budget and the Long-Term Financial Model to be reforecast to determine the impact on services and service levels. This could delay the advertisement and subsequent adoption of the 2026-2027 Annual Budget.

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11 MOTIONS WITHOUT PREVIOUS NOTICE (APPROVAL BY ABSOLUTE MAJORITY)

Nil.

12 DECISIONS MADE WHILE MEETING WAS CLOSED TO THE PUBLIC

Nil.

13 CLOSURE

There being no further business to discuss, the Presiding Member confirmed that Cr J Spanbroek was still electronically in attendance and declared the meeting closed at 9:04pm.

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2026-2027 Budget OFFICIAL



Objects and Reasons for Differential Rates

The following Objects and Reasons are provided in accordance with Section 6.36 of the *Local Government Act 1995* (The Act) and the City's *Notice of Intention to Levy Differential Rates* for the 2026-2027 Financial Year on various categories of properties within the City. This paper details the Objects and Reasons for those proposals.

Rates

Rates are levied on all rateable properties within the boundaries of the City of Melville Municipality in accordance with the Act. The overall objective of the proposed rates and charges in the 2026-2027 Budget is to provide for the net (i.e. after taking into account all other forms of revenue and expenditure) funding requirements of the City's services, activities, financing costs and the current and future capital requirements of the City as outlined in the City's Corporate Business Plan and Long Term Financial Plan which is termed by the Act to be the budget deficiency to be made up by way of Rates.

Rates in Respect to Residential Improved

Residential Improved Land incorporates all residential, Department of Housing, strata, duplex and multi-unit improved properties that are zoned for residential and vacant purposes.

The rate in the dollar set for this category will be 5.661700cents in the dollar. The minimum rates set for this category will be \$1,566.39.

Basis for Rates in Respect to Residential Unimproved Land

Residential unimproved/vacant Land incorporates all properties that are zoned for residential purposes.

The rate in the dollar set for this category will be 5.830810 cents in the dollar. The minimum rates set for this category will be \$1,613.53.

The positive differential rate for vacant land is to promote the development of vacant land. A higher vacant rate encourages the development of vacant properties improving the City's streetscapes.

Basis for Differential Rates in Respect to Commercial Improved Land

Commercial Land incorporates commercial, industrial, service stations, hotel/ taverns, strata storage units, hospitals and vacant commercial land.

The rate in the dollar set for this category will be 9.488999cents in the dollar. The minimum rates set for this category will be \$1,269.98.

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The positive differential rate for commercial land is proposed in order to fund the additional costs of servicing these types of properties. Commercial premises generate higher volumes of pedestrian and traffic movements than residential properties and this results in increased road and streetscape maintenance requirements, additional on-street parking needs and the requirement to install additional traffic treatments. Due to the increased presence of litter surrounding commercial and industrial land the City is also required to provide additional litter collection services to these areas. Patrons and employees of commercial and industrial premises are consumers of municipal services but unless they are also property owners within the City, are not contributing to the cost of services used by them in the City of Melville.

Basis for Differential Rates in Respect to Commercial Unimproved Land

Residential unimproved/vacant Land incorporates all properties that are zoned for commercial purposes.

The rate in the dollar set for this category will be 9.761589 cents in the dollar. The minimum rates set for this category will be \$1,308.20.

The positive differential rate for commercial vacant land is to recognise the ongoing costs associated with managing and maintaining land intended for future commercial use, including planning readiness, compliance activities, weed and fire risk management, and infrastructure capacity provision. Commercial vacant land benefits from the availability of existing and planned municipal services and infrastructure prior to development. A higher vacant land rate also encourages the timely development of vacant properties, improving the City's streetscapes and supporting the delivery of business infrastructure that contributes to the local community.

Valuations

The rates in the dollar will be based on the *general valuation* as supplied by the Valuer General (VG) in respect of *gross rental values* (GRVs) effective from 1 July 2026 and as amended by *any interim valuations* received subsequent to that date. It is important to note that 2026 is a revaluation year.

Differential Rate categories

The Act states in Section 6.32. *Rates and service charges* that

- 1) When adopting the annual budget, a local government –
 - a) in order to make up the budget deficiency, is to impose a general rate on rateable land within its district, which rate may be imposed either –
 - (i) uniformly; or
 - (ii) differentially;
 - b) may impose on rateable land within it's district –
 - (i) a specified area rate; or
 - (ii) a minimum payment; and
 - c) may impose a service charge on land within its district

The City intends to establish the following differential rate categories:

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- **Residential Improved/Unimproved Land** - incorporates residential single dwellings, duplex, multi unit, strata and Department of Housing properties and residential vacant land.
- **Commercial Improved/Unimproved Land** - incorporates all commercial, industrial, service stations, hotel/taverns, strata storage units, hospitals and commercial vacant land.
- **Minimum Rate in respect to Residential Improved/Unimproved Land.**
- **Minimum Rate in respect to Commercial Improved/Unimproved Land.**

The Act sets out the basis on which differential general rates may be based as follows

6.33. Differential general rates

- 1) 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, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or
 - b) a purpose for which the land is held or used as determined by the local government; or
 - c) whether or not the land is vacant land; or
 - d) any other characteristic or combination of characteristics prescribed.
- 2) Regulations may –
 - a) specify the characteristics under subsection (1) which a local government is to use; or
 - b) limit the characteristics under subsection (1) which a local government is permitted to use.
- 3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.
- 4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1) (a) applies.
- 5) A differential general rate that a local government purported to impose under this Act before the *Local Government Amendment Act 2009* section 39(1) (a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.