

ALTERNATIVE ATTACHMENT 1

based on 3.5% rate increase

2025-2026 RATEPAYER PROFILE

The following ratepayer profile is based on valuations effective from 1 July 2023 as a result of the revaluation of all City of Melville properties by the Valuer General.

It is proposed that in 2025-2026, the rate in the dollar on all residential land will be 7.581514 cents (7.325134 cents in 2024-2025), and all commercial land will be 9.340458 cents (9.024597 cents in 2024-2025).

In 2025-2026, the minimum rates will be \$1,484.62 on all residential land (\$1,434.42 in 2024-2025), and \$1,203.68 on all commercial/industrial land (\$1,162.98 in 2024-2025).



Alida Ferreira

CHIEF FINANCIAL OFFICER

	2025-2026	2024-2025	Increase / (Decrease)	
Residential Properties				
Number	43,241	42,782	459	1.07%
Gross Rental Value	\$1,143,299,475	\$1,125,051,335	\$18,248,140	1.62%
Total Rates Levied	\$88,966,620	\$84,691,574	\$4,275,046	5.05%
Average Rate	\$2,057	\$1,980	\$78	3.93%
No. on Minimum Rate	10,091	10,278	(187)	(1.82%)

Rates Levied	No. of Properties		% to Total		% Cumulative		# Movement	% Movement
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2025-2026
0- Min Rate	10,091	10,278	23.34%	24.02%	23.34%	24.02%	(187)	(1.82%)
Min Rate-2,000	15,600	17,739	36.08%	41.46%	59.41%	65.49%	(2,139)	(12.06%)
2,001-5,000	17,132	14,401	39.62%	33.66%	99.03%	99.15%	2,731	18.96%
5,001-10,000	378	323	0.87%	0.75%	99.91%	99.90%	55	17.03%
10,000-15,000	33	33	0.08%	0.08%	99.98%	99.98%	-	0.00%
15,001-20,000	6	7	0.01%	0.02%	100.00%	100.00%	(1)	(14.29%)
over 20,000	1	1	0.00%	0.00%	100.00%	100.00%	-	0.00%

Commercial and Industrial Properties

	2025-2026	2024-2025	Increase / (Decrease)	
Number	1,911	1,839	72	3.92%
Gross Rental Value	\$262,434,737	\$249,638,622	\$12,796,115	5.13%
Total Rates Levied	\$24,624,656	\$22,634,624	\$1,990,032	8.79%
Average Rate	\$12,886	\$12,308	\$578	4.69%
No. on Minimum Rate	254	242	12	4.96%

Rates Levied	No. of Properties		% to Total		% Cumulative		# Movement	% Movement
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2025-2026
0-Min Rate	254	242	13.29%	13.16%	13.29%	13.16%	12	4.96%
Min Rate-5,000	958	971	50.13%	52.80%	63.42%	65.96%	(13)	(1.34%)
5,001-10,000	356	323	18.63%	17.56%	82.05%	83.52%	33	10.22%
10,001-20,000	172	147	9.00%	7.99%	91.05%	91.52%	25	17.01%
20,001-30,000	71	65	3.72%	3.53%	94.77%	95.05%	6	9.23%
30,001-40,000	31	29	1.62%	1.58%	96.39%	96.63%	2	6.90%
over 40,000	69	62	3.61%	3.37%	100.00%	100.00%	7	11.29%

Total Properties

	2025-2026	2024-2025	Increase / (Decrease)	
Number	45,152	44,621	531	1.19%
Gross Rental Value	\$1,405,734,212	\$1,374,689,957	\$31,044,255	2.26%
Total Rates Levied	\$113,591,276	\$107,326,198	\$6,265,078	5.84%
Residential Rates as % of total	78.32%	78.91%	(0.0)	(0.75%)
Commercial Rates as % of total	21.68%	21.09%	0	2.79%
No. on Minimum Rate	10,345	10,520	(175)	(1.66%)

1. Single Residential	2025-2026	2024-2025	Increase / (Decrease)	
	Total Properties	27,953	27,371	582
Gross Rental Value	\$803,977,720	\$783,636,075	\$20,341,645	2.60%
Total Rates Levied	\$61,359,621	\$57,800,966	\$3,558,655	6.16%
Average Rate	\$2,195	\$2,112	\$83	3.95%
No. on Minimum Rate	2,617	2,664	(47)	(1.76%)

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0- Min Rate	2,617	2,664	9.36%	9.73%	9.36%	9.73%
Min Rate-2,000	10,998	12,712	39.34%	46.44%	48.71%	56.18%
2,001-5,000	14,037	11,742	50.22%	42.90%	98.92%	99.08%
5,001-10,000	288	238	1.03%	0.87%	99.95%	99.95%
10,000-15,000	12	13	0.04%	0.05%	100.00%	99.99%
15,001-20,000	0	1	0.00%	0.00%	100.00%	100.00%
over 20,000	1	1	0.00%	0.00%	100.00%	100.00%

2. Duplex	2025-2026	2024-2025	Increase / (Decrease)	
	Total Properties	4,732	4,750	(18)
Gross Rental Value	\$106,873,310	\$107,192,850	(\$319,540)	(0.30%)
Total Rates Levied	\$8,468,363	\$8,208,311	\$260,052	3.17%
Average Rate	\$1,790	\$1,728	\$62	3.56%
No. on Minimum Rate	1,754	1,769	(15)	(0.85%)

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0- Min Rate	1,754	1,769	37.07%	37.24%	37.07%	37.24%
Min Rate-2,000	1,874	2,095	39.60%	44.11%	76.67%	81.35%
2,001-5,000	1,102	886	23.29%	18.65%	99.96%	100.00%
5,001-10,000	2	0	0.04%	0.00%	100.00%	100.00%
10,000-15,000	0	0	0.00%	0.00%	100.00%	100.00%
15,001-20,000	0	0	0.00%	0.00%	100.00%	100.00%
over 20,000	0	0	0.00%	0.00%	100.00%	100.00%

3. Multi Units	2025-2026	2024-2025	Increase / (Decrease)	
	Total Properties	5,790	5,841	(51)
Gross Rental Value	\$111,358,028	\$112,761,872	(\$1,403,844)	(1.24%)
Total Rates Levied	\$9,429,250	\$9,224,382	\$204,868	2.22%
Average Rate	\$1,629	\$1,579	\$49	3.12%
No. on Minimum Rate	4,129	4,170	(41)	(0.98%)

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0- Min Rate	4,129	4,170	71.31%	71.39%	71.31%	71.39%
Min Rate-2,000	1,233	1,265	21.30%	21.66%	92.61%	93.05%
2,001-5,000	407	382	7.03%	6.54%	99.64%	99.59%
5,001-10,000	15	19	0.26%	0.33%	99.90%	99.91%
10,000-15,000	5	4	0.09%	0.07%	99.98%	99.98%
15,001-20,000	1	1	0.02%	0.02%	100.00%	100.00%
over 20,000	0	0	0.00%	0.00%	100.00%	100.00%

4. Strata Improved	2025-2026	2024-2025	Increase / (Decrease)	
	Total Properties	3,228	3,252	(24)
Gross Rental Value	\$82,492,146	\$82,832,486	(\$340,340)	(0.41%)
Total Rates Levied	\$6,380,624	\$6,194,530	\$186,094	3.00%
Average Rate	\$1,977	\$1,905	\$72	3.77%
No. on Minimum Rate	663	688	(25)	(3.63%)

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0- Min Rate	663	688	20.54%	21.16%	20.54%	21.16%
Min Rate-2,000	1,203	1,380	37.27%	42.44%	57.81%	63.59%
2,001-5,000	1,360	1,182	42.13%	36.35%	99.94%	99.94%
5,001-10,000	2	2	0.06%	0.06%	100.00%	100.00%
10,000-15,000	0	0	0.00%	0.00%	100.00%	100.00%
15,001-20,000	0	0	0.00%	0.00%	100.00%	100.00%
over 20,000	0	0	0.00%	0.00%	100.00%	100.00%

5. Industrial Improved	2025-2026	2024-2025	Increase / (Decrease)	
	Total Properties	454	454	-
Gross Rental Value	\$44,570,365	\$44,782,266	(\$211,901)	(0.47%)
Total Rates Levied	\$4,164,359	\$4,042,656	\$121,703	3.01%
Average Rate	\$9,173	\$8,905	\$268	3.01%
No. on Minimum Rate	5	5	-	0.00%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0-Min Rate	5	5	1.10%	1.10%	1.10%	1.10%
Min Rate-5,000	290	298	63.88%	65.64%	64.98%	66.74%
5,001-10,000	74	70	16.30%	15.42%	81.28%	82.16%
10,001-20,000	50	48	11.01%	10.57%	92.29%	92.73%
20,001-30,000	18	17	3.96%	3.74%	96.26%	96.48%
30,001-40,000	4	4	0.88%	0.88%	97.14%	97.36%
over 40,000	13	12	2.86%	2.64%	100.00%	100.00%

6. Commercial Improved	2025-2026	2024-2025	Increase / (Decrease)	
	Total Properties	1,352	1,281	71
Gross Rental Value	\$206,215,560	\$195,394,954	\$10,820,606	5.54%
Total Rates Levied	\$19,318,240	\$17,686,084	\$1,632,156	9.23%
Average Rate	\$14,289	\$13,806	\$482	3.49%
No. on Minimum Rate	190	179	11	6.15%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0-Min Rate	190	179	14.05%	13.97%	14.05%	13.97%
Min Rate-5,000	658	662	48.67%	51.68%	62.72%	65.65%
5,001-10,000	273	244	20.19%	19.05%	82.91%	84.70%
10,001-20,000	116	93	8.58%	7.26%	91.49%	91.96%
20,001-30,000	45	39	3.33%	3.04%	94.82%	95.00%
30,001-40,000	16	15	1.18%	1.17%	96.01%	96.17%
over 40,000	54	49	3.99%	3.83%	100.00%	100.00%

7. Service Station	2025-2026	2024-2025	Increase / (Decrease)	
Total Properties	16	16	-	0.00%
Gross Rental Value	\$5,389,182	\$5,389,182	\$0	0.00%
Total Rates Levied	\$503,374	\$486,352	\$17,022	3.50%
Average Rate	\$31,461	\$30,397	\$1,064	3.50%
No. on Minimum Rate	-	-	-	0.00%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0-Min Rate	0	0	0.00%	0.00%	0.00%	0.00%
Min Rate-15,000	0	0	0.00%	0.00%	0.00%	0.00%
15,001-30,000	7	8	43.75%	50.00%	43.75%	50.00%
Over 30,000	9	8	56.25%	50.00%	100.00%	100.00%

8. Department of Housing	2025-2026	2024-2025	Increase / (Decrease)	
Total Properties	441	308	133	43.18%
Gross Rental Value	\$16,146,156	\$12,603,552	\$3,542,604	28.11%
Total Rates Levied	\$1,263,884	\$947,655	\$316,229	33.37%
Average Rate	\$2,866	\$3,077	(\$211)	(6.85%)
No. on Minimum Rate	213	147	66	44.90%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0- Min Rate	213	147	48.30%	47.73%	48.30%	47.73%
Min Rate-2,000	98	52	22.22%	16.88%	70.52%	64.61%
2,001-5,000	66	56	14.97%	18.18%	85.49%	82.79%
5,001-10,000	46	39	10.43%	12.66%	95.92%	95.45%
10,000-15,000	13	11	2.95%	3.57%	98.87%	99.03%
15,001-20,000	5	3	1.13%	0.97%	100.00%	100.00%
over 20,000	0	0	0.00%	0.00%	100.00%	100.00%

9. Strata Storage Unit	2025-2026	2024-2025	Increase / (Decrease)	
Total Properties	57	57	-	0.00%
Gross Rental Value	\$165,890	\$165,890	\$0	0.00%
Total Rates Levied	\$68,610	\$66,290	\$2,320	3.50%
Average Rate	\$1,204	\$1,163	\$41	3.50%
No. on Minimum Rate	57	57	-	0.00%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
\$0 - Min Rate	57	57	100.00%	100.00%	100.00%	100.00%
Min Rate-15,000	0	0	0.00%	0.00%	100.00%	100.00%

10. Residential Unimproved (Including Department of Housing Unimproved)	2025-2026	2024-2025	Increase / (Decrease)	
	Total Properties	1,097	1,260	(163)
Gross Rental Value	\$22,452,115	\$26,024,500	(\$3,572,385)	(13.73%)
Total Rates Levied	\$2,064,878	\$2,315,730	(\$250,852)	(10.83%)
Average Rate	\$1,882	\$1,838	\$44	2.42%
No. on Minimum Rate	715	840	(125)	(14.88%)

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0-Min Rate	715	840	65.18%	66.67%	65.18%	66.67%
Min Rate-2,000	194	235	17.68%	18.65%	82.86%	85.32%
2,001-5,000	160	153	14.59%	12.14%	97.45%	97.46%
5,001-10,000	25	25	2.28%	1.98%	99.73%	99.44%
10,001-16,000	3	5	0.27%	0.40%	100.00%	99.84%
over 16,000	0	2	0.00%	0.16%	100.00%	100.00%

11. Commercial and Industrial Unimproved	2025-2026	2024-2025	Increase / (Decrease)	
	Total Properties	25	25	-
Gross Rental Value	\$1,901,720	\$2,040,470	(\$138,750)	(6.80%)
Total Rates Levied	\$178,519	\$184,856	(\$6,337)	(3.43%)
Average Rate	\$7,141	\$7,394	(\$253)	(3.43%)
No. on Minimum Rate	2	1	1	50.00%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0-Min Rate	2	1	8.00%	4.00%	8.00%	4.00%
Min Rate-5,000	10	11	40.00%	44.00%	48.00%	48.00%
5,001-10,000	6	6	24.00%	24.00%	72.00%	72.00%
10,001-20,000	6	6	24.00%	24.00%	96.00%	96.00%
20,001-30,000	1	1	4.00%	4.00%	100.00%	100.00%
over 30,000	0	0	0.00%	0.00%	100.00%	100.00%

12. Other	2025-2026	2024-2025	Increase / (Decrease)	
	Total Properties	7	6	1
Gross Rental Value	\$4,192,020	\$1,865,860	\$2,326,160	124.67%
Total Rates Levied	\$391,554	\$168,386	\$223,168	132.53%
Average Rate	\$55,936	\$28,064	\$27,872	99.31%
No. on Minimum Rate	-	-	-	0.00%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2025-2026	2024-2025	2025-2026	2024-2025	2025-2026	2024-2025
0-Min Rate	0	0	0.00%	0.00%	0.00%	0.00%
Min Rate-10,000	3	3	42.86%	50.00%	42.86%	50.00%
10,001-50,000	2	2	28.57%	33.33%	71.43%	83.33%
over 50,000	2	1	28.57%	16.67%	100.00%	100.00%

When reading the Ratepayer Profile it should be noted that;

- Residential Improved Land incorporates residential, Department of Housing, strata, duplex and multi unit improved properties
- Residential Unimproved Land incorporates all vacant residential land.
- Commercial Improved and Unimproved Land incorporates commercial, industrial, service stations, strata storage units and
 - Hotel / Tavern - Improved
 - TAB - Improved
 - Hospital Private - Improved
- the figures presented do not include the following categories because they are either not rated or the numbers concerned are
 - Improved Land owned by Main Roads Department / Water Authority of Western Australia
 - School - Improved
 - Council - Improved
 - Carpark - Improved
 - Crown Land Reserve