

2022-2023 RATEPAYER PROFILE

The following ratepayer profile is based on valuations received in 2020 as a result of the revaluation of all City of Melville properties by the Valuer General.

It is proposed that in 2022-2023, the rate in the dollar for residential improved land will be 7.604795 cents (7.347628 cents in 2021-2022), residential unimproved land will be 6.890588 cents (6.657573 cents in 2021-2022) and all commercial land will be 8.009442 cents (7.738591 cents in 2021-2022).

In 2022-2023, the minimum rates will be \$1,328.35 on residential improved land (\$1,283.43 in 2021-2022), \$897.35 on unimproved residential land (\$818.63 in 2021-2022), and \$1,030.46 on all commercial/industrial land (\$995.61 in 2021-2022).



ALAN FERRIS

DIRECTOR CORPORATE SERVICES

	2022-2023	2021-2022	Increase / (Decrease)	
Residential Properties				
Number	42,341	41,967	374	0.883%
Gross Rental Value	\$976,391,513	\$966,862,218	\$9,529,295	0.976%
Total Rates Levied	\$76,296,436	\$73,009,701	\$3,286,735	4.308%
Average Rate	\$1,802	\$1,740	\$62	3.438%
No. on Minimum Rate	10,972	10,921	51	0.465%

Commercial and Industrial Properties				
Number	1,781	1,771	10	0.561%
Gross Rental Value	\$240,347,047	\$238,913,972	\$1,433,075	0.596%
Total Rates Levied	\$19,370,445	\$18,604,213	\$766,232	3.956%
No. on Minimum Rate	248	247	1	0.403%

Total Properties				
Number	44,122	43,738	384	0.870%
Gross Rental Value	\$1,216,738,560	\$1,205,776,190	\$10,962,370	0.901%
Total Rates Levied	\$95,666,882	\$91,613,914	\$4,052,968	4.237%
Residential Rates as % of total	79.75%	79.69%	0	0.078%
Commercial Rates as % of total	20.25%	20.31%	(0)	(0.307%)
No. on Minimum Rate	11,220	11,168	52	0.463%

1. Single Residential	2022-2023	2021-2022	Increase / (Decrease)	
Total Properties	26,859	26,656	203	0.756%
Gross Rental Value	\$673,785,494	\$666,571,864	\$7,213,630	1.071%
Total Rates Levied	\$51,730,487	\$49,464,638	\$2,265,849	4.380%
Average Rate	\$1,926	\$1,856	\$70	3.635%
No. on Minimum Rate	3,269	3,323	(54)	(1.652%)

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0- Min Rate	3,269	3,323	12.171%	12.372%	12.171%	12.372%
Min Rate-2000	15,570	16,537	57.969%	61.570%	70.140%	73.942%
2001-5000	7,816	6,618	29.100%	24.640%	99.240%	98.581%
5001-10000	190	169	0.707%	0.629%	99.948%	99.211%
10000-15000	11	7	0.041%	0.026%	99.989%	99.237%
15001-20000	1	1	0.004%	0.004%	99.993%	99.240%
over 20000	2	1	0.007%	0.004%	100.000%	99.244%

2. Duplex	2022-2023	2021-2022	Increase / (Decrease)	
Total Properties	4,794	4,836	(42)	(0.876%)
Gross Rental Value	\$94,295,403	\$94,736,583	(\$441,180)	(0.468%)
Total Rates Levied	\$7,555,970	\$7,345,097	\$210,873	2.791%
Average Rate	\$1,576.13	\$1,519	\$57	3.625%
No. on Minimum Rate	1,944	1,988	(44)	(2.263%)

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0- Min Rate	1,944	1,988	40.551%	41.469%	40.551%	41.469%
Min Rate-2000	2,324	2,429	48.477%	50.668%	89.028%	92.136%
2001-5000	526	419	10.972%	8.740%	100.000%	100.876%
5001-10000	0	0	0.000%	0.000%	100.000%	100.876%
10000-15000	0	0	0.000%	0.000%	100.000%	100.876%
15001-20000	0	0	0.000%	0.000%	100.000%	100.876%
over 20000	0	0	0.000%	0.000%	100.000%	100.876%

3. Multi Units

	2022-2023	2021-2022	Increase / (Decrease)	
Total Properties	5,873	5,871	2	0.034%
Gross Rental Value	\$100,794,769	\$101,032,165	(\$237,396)	(0.236%)
Total Rates Levied	\$8,723,804	\$8,447,132	\$276,672	3.171%
Average Rate	\$1,485	\$1,439	\$46	3.124%
No. on Minimum Rate	4,299	4,303	(4)	(0.093%)

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0- Min Rate	4,299	4,303	73.199%	73.267%	73.199%	73.267%
Min Rate-2000	1,222	1,258	20.807%	21.420%	94.006%	94.688%
2001-5000	330	286	5.619%	4.870%	99.625%	99.557%
5001-10000	17	17	0.289%	0.289%	99.915%	99.847%
10000-15000	3	4	0.051%	0.068%	99.966%	99.915%
15001-20000	1	2	0.017%	0.034%	99.983%	99.949%
over 20000	1	1	0.017%	0.017%	100.000%	99.966%

4. Strata Improved

	2022-2023	2021-2022	Increase / (Decrease)	
Total Properties	3,175	3,147	28	0.882%
Gross Rental Value	\$70,643,416	\$70,077,656	\$565,760	0.801%
Total Rates Levied	\$5,520,977	\$5,289,449	\$231,528	4.194%
Average Rate	\$1,739	\$1,681	\$58	3.329%
No. on Minimum Rate	792	778	14	1.768%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0- Min Rate	792	778	24.945%	24.504%	24.945%	24.504%
Min Rate-2000	1,680	1,779	52.913%	56.031%	77.858%	80.535%
2001-5000	701	589	22.079%	18.551%	99.937%	99.087%
5001-10000	2	1	0.063%	0.031%	100.000%	99.118%
10000-15000	0	0	0.000%	0.000%	100.000%	99.118%
15001-20000	0	0	0.000%	0.000%	100.000%	99.118%
over 20000	0	0	0.000%	0.000%	100.000%	99.118%

5. Industrial Improved

	2022-2023	2021-2022	Increase / (Decrease)	
Total Properties	357	354	3	0.840%
Gross Rental Value	\$35,636,424	\$30,788,395	\$4,848,029	13.604%
Total Rates Levied	\$2,880,265	\$2,407,695	\$472,570	16.407%
Average Rate	\$8,068	\$6,801	\$1,267	15.704%
No. on Minimum Rate	56	56	-	0.000%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0-Min Rate	56	56	15.686%	15.686%	15.686%	15.686%
Min Rate-5000	191	196	53.501%	54.902%	69.188%	70.588%
5001-10000	54	50	15.126%	14.006%	84.314%	84.594%
10001-20000	31	30	8.683%	8.403%	92.997%	92.997%
20001-30000	11	10	3.081%	2.801%	96.078%	95.798%
30001-40000	3	2	0.840%	0.560%	96.919%	96.359%
over 40000	11	10	3.081%	2.801%	100.000%	99.160%

6. Commercial Improved

	2022-2023	2021-2022	Increase / (Decrease)	
Total Properties	1,326	1,320	6	0.452%
Gross Rental Value	\$197,121,762	\$200,707,216	(\$3,585,454)	(1.819%)
Total Rates Levied	\$15,831,167	\$15,572,985	\$258,182	1.631%
Average Rate	\$11,939	\$11,798	\$141	1.181%
No. on Minimum Rate	134	133	1	0.746%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0-Min Rate	134	133	10.106%	10.030%	10.106%	10.030%
Min Rate-5000	818	840	61.689%	63.348%	71.795%	73.379%
5001-10000	197	173	14.857%	13.047%	86.652%	86.425%
10001-20000	104	102	7.843%	7.692%	94.495%	94.118%
20001-30000	18	19	1.357%	1.433%	95.852%	95.551%
30001-40000	14	13	1.056%	0.980%	96.908%	96.531%
over 40000	41	40	3.092%	3.017%	100.000%	99.548%

7. Service Station

	2022-2023	2021-2022	Increase / (Decrease)	
Total Properties	16	16	-	0.000%
Gross Rental Value	\$4,523,360	\$4,523,360	\$0	0.000%
Total Rates Levied	\$362,296	\$350,044	\$12,252	3.382%
Average Rate	\$22,643	\$21,878	\$765	3.381%
No. on Minimum Rate	-	-	-	0.000%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0-Min Rate	0	0	0.000%	0.000%	0.000%	0.000%
Min Rate-15000	1	3	6.250%	18.750%	6.250%	18.750%
15001-30000	13	11	81.250%	68.750%	87.500%	87.500%
Over 30000	2	2	12.500%	12.500%	100.000%	100.000%

8. Department of Housing

	2022-2023	2021-2022	Increase / (Decrease)	
Total Properties	288	283	5	1.736%
Gross Rental Value	\$10,283,156	\$9,538,256	\$744,900	7.244%
Total Rates Levied	\$812,670	\$731,872	\$80,798	9.942%
Average Rate	\$2,822	\$2,586	\$236	8.355%
No. on Minimum Rate	148	154	(6)	(4.054%)

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0- Min Rate	148	154	51.389%	53.472%	51.389%	53.472%
Min Rate-2000	33	23	11.458%	7.986%	62.847%	61.458%
2001-5000	61	62	21.181%	21.528%	84.028%	82.986%
5001-10000	36	35	12.500%	12.153%	96.528%	95.139%
10000-15000	10	9	3.472%	3.125%	100.000%	98.264%
15001-20000	0	0	0.000%	0.000%	100.000%	98.264%
over 20000	0	0	0.000%	0.000%	100.000%	98.264%

9. Strata Storage Unit

	2022-2023		2021-2022		Increase / (Decrease)	
Total Properties	57		57		-	0.000%
Gross Rental Value	\$102,112		\$102,112		\$0	0.000%
Total Rates Levied	\$58,736		\$56,750		\$1,986	3.382%
Average Rate	\$1,030		\$996		\$34	3.344%
No. on Minimum Rate	57		57		-	0.000%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
\$0 - Min Rate	57	57	100.000%	100.000%	100.000%	100.000%
Min Rate-15000	0	0	0.000%	0.000%	100.000%	100.000%

10. Residential Unimproved
(Including Department of Housing
Unimproved)

	2022-2023		2021-2022		Increase / (Decrease)	
Total Properties	1,352		1,174		178	13.166%
Gross Rental Value	\$26,589,275		\$24,905,694		\$1,683,581	6.332%
Total Rates Levied	\$1,952,528		\$1,731,512		\$221,016	11.319%
Average Rate	\$1,444		\$1,475		(\$31)	(2.134%)
No. on Minimum Rate	520		375		145	27.885%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0-Min Rate	520	375	38.462%	27.737%	38.462%	27.737%
Min Rate-2000	686	649	50.740%	48.003%	89.201%	75.740%
2001-5000	116	121	8.580%	8.950%	97.781%	84.689%
5001-10000	23	21	1.701%	1.553%	99.482%	86.243%
10001-16000	4	5	0.296%	0.370%	99.778%	86.612%
over 16000	3	3	0.222%	0.222%	100.000%	86.834%

11. Commercial and
Industrial Unimproved

	2022-2023		2021-2022		Increase / (Decrease)	
Total Properties	19		18		1	5.263%
Gross Rental Value	\$1,144,328		\$973,828		\$170,500	14.900%
Total Rates Levied	\$92,284		\$75,969		\$16,315	17.679%
Average Rate	\$4,857		\$4,221		\$636	13.096%
No. on Minimum Rate	1		1		-	0.000%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0-Min Rate	1	1	5.263%	5.263%	5.263%	5.263%
Min Rate-5000	12	12	63.158%	63.158%	68.421%	68.421%
5001-10000	3	3	15.789%	15.789%	84.211%	84.211%
10001-20000	3	2	15.789%	10.526%	100.000%	94.737%
20001-30000	0	0	0.000%	0.000%	100.000%	94.737%
30001-40000	0	0	0.000%	0.000%	100.000%	94.737%

12. Other	2022-2023	2021-2022	Increase / (Decrease)	
Total Properties	6	6	-	0.000%
Gross Rental Value	\$1,819,061	\$1,819,061	\$0	0.000%
Total Rates Levied	\$145,697	\$140,770	\$4,927	3.381%
Average Rate	\$24,283	\$23,462	\$821	3.380%
No. on Minimum Rate	-	-	-	0.000%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2022-2023	2021-2022	2022-2023	2021-2022	2022-2023	2021-2022
0-Min Rate	0	0	0.000%	0.000%	0.000%	0.000%
Min Rate-10,000	3	3	50.000%	50.000%	50.000%	50.000%
10,001-50,000	2	2	33.333%	33.333%	83.333%	83.333%
over 50,000	1	1	16.667%	16.667%	100.000%	100.000%

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 that are zoned for residential purposes.
- Residential Unimproved Land incorporates all vacant residential land.
- Commercial Improved and Unimproved Land incorporates commercial, industrial, service stations, strata storage units and other properties as described below.
 - 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 not material
 - Improved Land owned by Main Roads Department / Water Authority of Western Australia
 - School - Improved
 - Council - Improved
 - Carpark - Improved
 - Crown Land Reserve