

## **2021-2022 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 2021-2022 the rate in the dollar remains unchanged from 2020-2021, and will be 7.347628 cents for residential improved land, 6.657573 cents for residential unimproved land and 7.738591 cents for all commercial land.

In 2021-2022, the minimum rates will be levied at the same rates as 2020-2021 and will be \$1,283.43 on residential improved land, \$818.63 on unimproved residential land and \$995.61 on all commercial/industrial land.



**ALAN FERRIS**

**DIRECTOR CORPORATE SERVICES**

	2021-2022	2020-2021	Increase / (Decrease)	
Residential Properties				
Number	41,967	41,301	666	1.587%
Gross Rental Value	\$966,862,218	\$949,077,010	\$17,785,208	1.839%
Total Rates Levied	\$73,009,701	\$71,716,774	\$1,292,927	1.771%
Average Rate	\$1,740	\$1,736	\$3	0.187%
No. on Minimum Rate	10,921	10,942	(21)	-0.192%

**Commercial and Industrial Properties**

Number	1,771	1,747	24	1.4%
Gross Rental Value	\$238,913,972	\$236,558,995	\$2,354,977	0.986%
Total Rates Levied	\$18,604,213	\$18,422,158	\$182,055	0.979%
No. on Minimum Rate	247	248	(1)	-0.405%

**Total Properties**

Number	43,738	43,048	690	1.6%
Gross Rental Value	\$1,205,776,190	\$1,185,636,005	\$20,140,185	1.670%
Total Rates Levied	\$91,613,914	\$90,138,932	\$1,474,982	1.610%
Residential Rates as % of total	79.69%	79.56%	0	0.164%
Commercial Rates as % of total	20.31%	20.44%	(0)	-0.642%
No. on Minimum Rate	11,168	11,190	(22)	-0.197%

<b>1. Single Residential</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>Increase / (Decrease)</b>	
Total Properties	26,656	26,119	537	2.015%
Gross Rental Value	\$666,571,864	\$650,651,474	\$15,920,390	2.388%
Total Rates Levied	\$49,464,638	\$48,305,955	\$1,158,683	2.342%
Average Rate	\$1,856	\$1,849	\$6	0.335%
No. on Minimum Rate	3,323	3,371	(48)	-1.444%

<b>Rates Levied</b>	<b>No. of Properties</b>		<b>% to Total</b>		<b>% Cumulative</b>	
	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>
0- Min Rate	3,323	3,371	12.466%	12.906%	12.466%	12.906%
Min Rate-2000	16,537	16,215	62.039%	62.081%	74.505%	74.988%
2001-5000	6,618	6,355	24.827%	24.331%	99.332%	99.319%
5001-10000	169	169	0.634%	0.647%	99.966%	99.966%
10000-15000	7	7	0.026%	0.027%	99.992%	99.992%
15001-20000	1	1	0.004%	0.004%	99.996%	99.996%
over 20000	1	1	0.004%	0.004%	100.000%	100.000%

<b>2. Duplex</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>Increase / (Decrease)</b>	
Total Properties	4,836	4,870	(34)	-0.703%
Gross Rental Value	\$94,736,583	\$95,404,883	-\$668,300	-0.705%
Total Rates Levied	\$7,345,097	\$7,397,089	-\$51,992	-0.708%
Average Rate	\$1,519	\$1,519	\$0	-0.005%
No. on Minimum Rate	1,988	2,011	(23)	-1.157%

<b>Rates Levied</b>	<b>No. of Properties</b>		<b>% to Total</b>		<b>% Cumulative</b>	
	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>
0- Min Rate	1,988	2,011	41.108%	41.294%	41.108%	41.294%
Min Rate-2000	2,429	2,436	50.227%	50.021%	91.336%	91.314%
2001-5000	419	422	8.664%	8.665%	100.000%	99.979%
5001-10000	0	1	0.000%	0.021%	100.000%	100.000%
10000-15000	0	0	0.000%	0.000%	100.000%	100.000%
15001-20000	0	0	0.000%	0.000%	100.000%	100.000%
over 20000	0	0	0.000%	0.000%	100.000%	100.000%

<b>3. Multi Units</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>Increase / (Decrease)</b>	
Total Properties	5,871	5,814	57	0.971%
Gross Rental Value	\$101,032,165	\$99,467,401	\$1,564,764	1.549%
Total Rates Levied	\$8,447,132	\$8,337,224	\$109,909	1.301%
Average Rate	\$1,439	\$1,434	\$5	0.333%
No. on Minimum Rate	4,303	4,317	(14)	-0.325%

<b>Rates Levied</b>	<b>No. of Properties</b>		<b>% to Total</b>		<b>% Cumulative</b>	
	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>
0- Min Rate	4,303	4,317	73.292%	74.252%	73.292%	74.252%
Min Rate-2000	1,258	1,187	21.427%	20.416%	94.720%	94.668%
2001-5000	286	286	4.871%	4.919%	99.591%	99.587%
5001-10000	17	19	0.290%	0.327%	99.881%	99.914%
10000-15000	4	4	0.068%	0.069%	99.949%	99.983%
15001-20000	2	1	0.034%	0.017%	99.983%	100.000%
over 20000	1	0	0.017%	0.000%	100.000%	100.000%

<b>4. Strata Improved</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>Increase / (Decrease)</b>	
Total Properties	3,147	3,154	(7)	-0.222%
Gross Rental Value	\$70,077,656	\$70,231,576	-\$153,920	-0.220%
Total Rates Levied	\$5,289,449	\$5,301,910	-\$12,461	-0.236%
Average Rate	\$1,681	\$1,681	\$0	-0.013%
No. on Minimum Rate	778	785	(7)	-0.900%

<b>Rates Levied</b>	<b>No. of Properties</b>		<b>% to Total</b>		<b>% Cumulative</b>	
	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>
0- Min Rate	778	785	24.722%	24.889%	24.722%	24.889%
Min Rate-2000	1,779	1,776	56.530%	56.309%	81.252%	81.198%
2001-5000	589	592	18.716%	18.770%	99.968%	99.968%
5001-10000	1	1	0.032%	0.032%	100.000%	100.000%
10000-15000	0	0	0.000%	0.000%	100.000%	100.000%
15001-20000	0	0	0.000%	0.000%	100.000%	100.000%
over 20000	0	0	0.000%	0.000%	100.000%	100.000%

<b>5. Industrial Improved</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>Increase / (Decrease)</b>	
Total Properties	354	353	1	0.282%
Gross Rental Value	\$30,788,395	\$30,862,631	-\$74,236	-0.241%
Total Rates Levied	\$2,407,695	\$2,413,440	-\$5,745	-0.239%
Average Rate	\$6,801	\$6,837	-\$36	-0.523%
No. on Minimum Rate	56	56	-	0.000%

<b>Rates Levied</b>	<b>No. of Properties</b>		<b>% to Total</b>		<b>% Cumulative</b>	
	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>
0-Min Rate	56	56	15.819%	15.864%	15.819%	15.864%
Min Rate-5000	196	194	55.367%	54.958%	71.186%	70.822%
5001-10000	50	50	14.124%	14.164%	85.311%	84.986%
10001-20000	30	31	8.475%	8.782%	93.785%	93.768%
20001-30000	10	10	2.825%	2.833%	96.610%	96.601%
30001-40000	2	2	0.565%	0.567%	97.175%	97.167%
over 40000	10	10	2.825%	2.833%	100.000%	100.000%

<b>6. Commercial Improved</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>Increase / (Decrease)</b>	
Total Properties	1,320	1,300	20	1.515%
Gross Rental Value	\$200,707,216	\$198,283,628	\$2,423,588	1.208%
Total Rates Levied	\$15,572,985	\$15,385,620	\$187,365	1.203%
Average Rate	\$11,798	\$11,835	-\$37	-0.317%
No. on Minimum Rate	133	134	(1)	-0.752%

<b>Rates Levied</b>	<b>No. of Properties</b>		<b>% to Total</b>		<b>% Cumulative</b>	
	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>
0-Min Rate	133	134	10.076%	10.308%	10.076%	10.308%
Min Rate-5000	840	831	63.636%	63.923%	73.712%	74.231%
5001-10000	173	165	13.106%	12.692%	86.818%	86.923%
10001-20000	102	101	7.727%	7.769%	94.545%	94.692%
20001-30000	19	19	1.439%	1.462%	95.985%	96.154%
30001-40000	13	12	0.985%	0.923%	96.970%	97.077%
over 40000	40	38	3.030%	2.923%	100.000%	100.000%

<b>7. Service Station</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>Increase / (Decrease)</b>	
Total Properties	16	15	1	6.250%
Gross Rental Value	\$4,523,360	\$4,128,160	\$395,200	8.737%
Total Rates Levied	\$350,044	\$319,461	\$30,583	8.737%
Average Rate	\$21,878	\$21,297	\$580	2.653%
No. on Minimum Rate	-	-	-	0.000%

<b>Rates Levied</b>	<b>No. of Properties</b>		<b>% to Total</b>		<b>% Cumulative</b>	
	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>
0-Min Rate	0	0	0.000%	0.000%	0.000%	0.000%
Min Rate-15000	3	3	18.750%	20.000%	18.750%	20.000%
15001-30000	11	10	68.750%	66.667%	87.500%	86.667%
Over 30000	2	2	12.500%	13.333%	100.000%	100.000%

<b>8. Department of Housing</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>Increase / (Decrease)</b>	
Total Properties	283	296	(13)	-4.594%
Gross Rental Value	\$9,538,256	\$10,377,796	-\$839,540	-8.802%
Total Rates Levied	\$731,872	\$794,619	-\$62,747	-8.574%
Average Rate	\$2,586	\$2,685	-\$98	-3.805%
No. on Minimum Rate	154	157	(3)	-1.948%

<b>Rates Levied</b>	<b>No. of Properties</b>		<b>% to Total</b>		<b>% Cumulative</b>	
	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>
0- Min Rate	154	157	54.417%	53.041%	54.417%	53.041%
Min Rate-2000	23	31	8.127%	10.473%	62.544%	63.514%
2001-5000	62	64	21.908%	21.622%	84.452%	85.135%
5001-10000	35	35	12.367%	11.824%	96.820%	96.959%
10000-15000	9	9	3.180%	3.041%	100.000%	100.000%
15001-20000	0	0	0.000%	0.000%	100.000%	100.000%
over 20000	0	0	0.000%	0.000%	100.000%	100.000%

<b>9. Strata Storage Unit</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>Increase / (Decrease)</b>	
Total Properties	57	57	-	0.0%
Gross Rental Value	\$102,112	\$102,112	-	0.0%
Total Rates Levied	\$56,750	\$56,750	-	0.0%
Average Rate	\$996	\$996	-	0.0%
No. on Minimum Rate	57	57	-	0.0%

<b>Rates Levied</b>	<b>No. of Properties</b>		<b>% to Total</b>		<b>% Cumulative</b>	
	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2020-2021</b>
\$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)**

	2021-2022	2020-2021	Increase / (Decrease)	
Total Properties	1,174	1,048	126	10.733%
Gross Rental Value	\$24,905,694	\$22,943,880	\$1,961,814	7.877%
Total Rates Levied	\$1,731,512	\$1,579,976	\$151,536	8.752%
Average Rate	\$1,475	\$1,508	-\$33	-2.219%
No. on Minimum Rate	375	301	74	19.733%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2021-2022	2020-2021	2021-2022	2020-2021	2021-2022	2020-2021
0-Min Rate	375	301	31.942%	28.721%	31.942%	28.721%
Min Rate-2000	649	603	55.281%	57.538%	87.223%	86.260%
2001-5000	121	119	10.307%	11.355%	97.530%	97.615%
5001-10000	21	16	1.789%	1.527%	99.319%	99.141%
10001-16000	5	7	0.426%	0.668%	99.744%	99.809%
over 16000	3	2	0.256%	0.191%	100.000%	100.000%

**11. Commercial and  
Industrial Unimproved**

	2021-2022	2020-2021	Increase / (Decrease)	
Total Properties	18	16	2	11.111%
Gross Rental Value	\$973,828	\$1,385,828	-\$412,000	-42.307%
Total Rates Levied	\$75,969	\$107,852	-\$31,883	-41.968%
Average Rate	\$4,221	\$6,741	-\$2,520	-59.714%
No. on Minimum Rate	1	1	-	0.000%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2021-2022	2020-2021	2021-2022	2020-2021	2021-2022	2020-2021
0-Min Rate	1	1	5.556%	6.250%	5.556%	6.250%
Min Rate-5000	12	10	66.667%	62.500%	72.222%	68.750%
5001-10000	3	1	16.667%	6.250%	88.889%	75.000%
10001-20000	2	3	11.111%	18.750%	100.000%	93.750%
20001-30000	0	0	0.000%	0.000%	100.000%	93.750%
30001-40000	0	1	0.000%	6.250%	100.000%	100.000%

**12. Other**

	2021-2022	2020-2021	Increase / (Decrease)	
Total Properties	6	6	-	0.0%
Gross Rental Value	\$1,819,061	\$1,796,636	\$22,425	1.2%
Total Rates Levied	\$140,770	\$139,034	\$1,735	1.2%
Average Rate	\$23,462	\$23,172	\$289	1.2%
No. on Minimum Rate	-	-	-	0.0%

Rates Levied	No. of Properties		% to Total		% Cumulative	
	2021-2022	2020-2021	2021-2022	2020-2021	2021-2022	2020-2021
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