



YOUR RATES

What you need to know

2025 / 2026

This is your budget

1. LANDGATE VALUES YOUR PROPERTY

Property values used to calculate Rates are determined by the Valuer General at Landgate, a State Government agency. Two types of values are used, depending on the land use of your property:

Gross Rental Value (GRV) – approx 91% of Albany’s rateable properties

- GRV is the estimated yearly rental income your property could earn (not its sale value).
- This is used for most residential, commercial, and industrial properties.
- GRVs are reassessed every three years by Landgate.
- Factors that affect GRV include:
 - Age and total size of the building
 - Number of bedrooms and bathrooms
 - Location and proximity to services

Unimproved Value (UV) – approx 9% of Albany’s rateable properties

- UV reflects the value of the land only, with no buildings or improvements.
- It applies mostly to rural or undeveloped properties.
- UVs are updated annually.

For the 2025–26 financial year, Landgate has revalued all GRV and UV properties.

These values are based on market conditions as at 1 August 2024, ensuring all ratepayers are assessed using the same baseline.

If you believe your valuation is incorrect, you can lodge an objection directly with Landgate. Visit landgate.wa.gov.au for more information.

2. THE CITY SETS A RATE IN THE DOLLAR

After property values are supplied by Landgate, the City sets a ‘Rate in the Dollar’ as part of its budget adoption. This rate differs for GRV and UV properties. For 2025–26, the City has set the following rates in the dollar:

- GRV properties: 9.1395c
- UV properties: 0.2801c

3. CALCULATING YOUR RATES

Your rates are calculated using this simple formula:

$$\text{GRV or UV} \times \text{Rate in the Dollar} = \text{Rates Payable}$$

Minimum Rates: To ensure all properties make a fair contribution, the City also sets Minimum Rates – a base amount that applies when the calculation falls below a set threshold.

For 2025–26, the Minimum Rates are:

- GRV properties: \$1,283.00
- UV properties: \$1,324.00

RATE CHANGES FOR 2025/26

The average rate changes for each property this year are:

- GRV properties: 4.95%
- UV properties: 9.95%

Please note that these are average changes across all properties.

As this is a revaluation year, all properties have been reassessed by Landgate and may have changed in value by different amounts. As a result, your individual rates may increase or decrease relative to the average, depending on how your property's new valuation has changed compared to others.

HOW YOUR RATES ARE CALCULATED

1

Landgate values your property

2

The City sets a Rate in the Dollar

3

Your property's value is multiplied by the Rate in the Dollar

The City of Albany provides essential services for our community – including roads, parks, libraries, waste collection, events and community programs. These services are costed each year through the City's annual budget process.

While the City receives income from multiple sources – such as waste charges, facility fees, grants, contributions, and interest – the primary funding source is Rates.

As part of the budget process, the City determines how much Rates income is needed to deliver these services. This overall income requirement is then distributed across all rateable properties using a method shared by all local governments in WA.

MESSAGE FROM THE MAYOR

Our community has told us what its priorities are – and Council is listening.

In the 2025 community scorecard, housing and local roads were identified as two of the community’s highest priorities, so we’re spending more on these areas in this year’s budget.

BUDGET PRIORITIES:

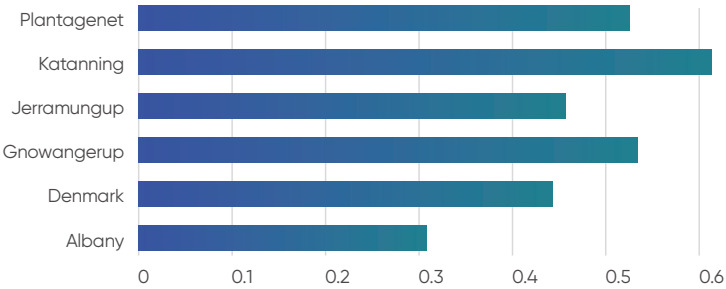
- Rural Roads
- Housing



Council is doubling its annual investment in rural roads from \$2 million to \$4 million, responding to years of advocacy for better roads from the rural community.

The financial capacity to achieve this is partly supported by an increase to UV (Unimproved Value) rates. Rural ratepayers on UV properties will receive an average 9.95% rate rise, or around \$5 a week for most households – a small amount for a big improvement in road safety and quality.

The City’s UV rate-in-the-dollar has remained very low since amalgamation (it is the lowest in regional WA), and this increase will generate an extra \$400,000 in revenue to help us spend more on rural roads while bringing us more in line with the rates charged in neighbouring shires.



Figures based on 2024/25, where the City of Albany had the lowest UV rate in the dollar in the Great Southern.

For the majority of ratepayers who are on GRV (Gross Rental Value) rates, the average rate increase is 4.95%. This is in line with rate increases over recent years and reflects the ongoing cost of maintaining and improving the services, facilities and infrastructure our community needs.

This year's budget also includes major investment in housing. Work is underway to unlock new residential land in Lockyer and to plan for long-term urban growth in North McKail – two important steps toward easing the region's housing shortage.

We're also investing in building the infrastructure our growing community needs now and into the future.

This includes strengthening the runway at Albany Airport to ensure safe operation into the future; progressing the next stage of Albany Motorsport Park to provide a 1-kilometre sealed racetrack for local motorsport enthusiasts and to attract more visitors to our region; and delivering a 23-kilometre shared trail network through the Mounts precinct on Mt Clarence and Mt Adelaide.

Planning for a new Hanrahan Road Transfer Station will set the foundation for better waste services in the years ahead, while Albany 2026 will bring our city together to reflect on our shared past, showcase who we are today, and shape a future we can all be proud of.

This is a budget shaped by your priorities, and we're proud to deliver it.



Greg Stocks

GREG STOCKS
MAYOR



For all things Rates related, including signing up for eRates, changing your address, and payment options, please visit the Rates page at the City's website:

albany.wa.gov.au/council/rates

To discuss payment arrangements, please contact the Rates team at [**rates@albany.wa.gov.au**](mailto:rates@albany.wa.gov.au) or on **08 6820 3100**.

CONTACT DETAILS

PHONE: 08 6820 3000

EMAIL: [**STAFF@ALBANY.WA.GOV.AU**](mailto:STAFF@ALBANY.WA.GOV.AU)

ADDRESS: 102 NORTH RD, YAKAMIA, ALBANY WA, 6331

WEBSITE: [**ALBANY.WA.GOV.AU**](https://ALBANY.WA.GOV.AU)

OPENING HOURS

FRONT COUNTER | WEEKDAYS 9AM – 5PM

CASHIER SERVICES | WEEKDAYS 9AM – 4:30PM

BUILDING & PLANNING COUNTER | 9AM – 4:00PM