

AT A GLANCE

Council applies different rates to different property categories based on land use, helping distribute the cost of services more equitably across the community.

RATES IN 2026/27

- 5.4% increase for residential rates

= About \$1.85 per week for the median household

Vincent remains one of Perth's lowest rating councils

A FAIRER SYSTEM

- Higher rates for vacant properties
- New rate for unhosted short-term rentals

= Encouraging housing supply and fair contributions

FINANCIAL RESPONSIBILITY

- No new borrowings
- Strong reserves
- Long-term financial sustainability

YOUR RATES

WHAT DOES RATE IN THE DOLLAR MEAN?

The rate in the dollar figure is calculated by dividing the money to be collected from rates by the total valuation of all rateable properties. This figure is then multiplied by the GRV to determine the amount you will pay in rates.

WHAT IS A GRV?

The Gross rental Valuation (GRV) is determined by the Valuer-General for all rateable and levied properties in Western Australia. It is the total annual rent a property might be expected to attract if it is rented out. Any objection against your GRV should be directed to Landgate Valuation Services.

WHAT ARE DIFFERENTIAL RATES?

The City uses a differential rating system, which includes different categories for vacant and occupied residential and commercial properties. Each category has a different rate. The system aims to have a more equitable spread of contributions from ratepayers.

WHERE THE MONEY COMES FROM

The City's revenue comes from a mix of sources, including operating and capital grants.

RATES	\$49.2M 53.4%
FEES & CHARGES	\$16.9M 18.3%
BEATTY PARK LEISURE CENTRE	\$11.8M 12.8%
STATE GOVERNMENT GRANTS	\$4.2M 4.6%
FEDERAL GRANTS	\$4M 4.4%
OTHER	\$3M 3.3%
INTEREST	\$3M 3.2%
TOTAL	\$92.1M

HOW EACH \$100 IS SPENT

Your rates support the services and infrastructure that shape how people experience Vincent every day.

PARKS & RECREATION	\$19.55
ROADS, DRAINAGE & FOOTPATHS	\$16.48
*PUBLIC SAFETY, HEALTH & ENFORCEMENT	\$12.23
BUILDING MAINTENANCE, FACILITIES & PROJECTS	\$11.87
WASTE & FLEET MANAGEMENT	\$11.48
*BEATTY PARK LEISURE CENTRE	\$11.22
PLANNING & DEVELOPMENT	\$6.57
CUSTOMER SERVICE, ADMINISTRATION & GOVERNANCE	\$5.31
COMMUNITY, LIBRARY & PUBLIC ART	\$5.29
TOTAL	\$100

**Fully or partially offset by revenue*

DEBT REDUCTION

Year	Debt (\$M)
2023	\$13.06M
2024	\$10.17M
2025	\$8.22M
2026	\$8.26M
2027	\$6.32M

- Underground Power loan introduced in 2026 to provide longer payback periods for residents.
- 2026 debt differs from that reported in the 2025/26 FY due to additional loan repayments and less borrowing required than anticipated.
- \$1.95m reduction in debt forecast from 2026 and 2027**

ADVOCATING FOR VINCENT

Local governments are increasingly being required to take on additional responsibilities without funding.

We will continue to advocate for funding that reflects the services councils are expected to deliver and supports major projects for our community.

In 2026/27 we'll focus on advocating for:

- Additional funding to help manage polyphagous shot-hole borer (PSHB)
- Redevelopment of East Perth Power Station.
- Upgrades to Leederville train station
- Sullivan Logistics Stadium (Leederville Oval)
- Safer pedestrian crossings
- CAT buses for Vincent

WHAT'S CHANGED FOR 2026/27

THREE THINGS TO KNOW

Short-term rental accommodation *A new STRA rate*

Un-hosted short-term rental properties will be rated 20% above the residential rate. Hosted stays (renting a room in your own home) and un-hosted short-term rentals available for under 90 days per year stay on the standard residential rate.

Vacant land *Encouraging development and recovering costs*

Rates on vacant residential land have increased. A 30% concession applies for residential properties vacant for less than two years, or up to three years where a building permit has been issued.

Property GRV (gross rental value) *Triennial Landgate revaluation*

The Valuer General reassessed all property values this year. Residential values rose 33.4% on average. The rate in the dollar has been adjusted down so this doesn't flow through as a 33% rates rise.

MAYOR

Alison Xamon

NORTH WARD

Cr Alex Castle
(Deputy Mayor)

Cr Con Poulios

Cr Nicole Woolf

Cr Suzanne Worner

SOUTH WARD

Cr Ashlee La Fontaine

Cr Sophie Greer

Cr Ashley Wallace

Cr Reece Wheadon

PAYBLE Pay your rates your way.

We've made it easier to pay and manage your rates. Sign up for Payble today and set up payments to suit you.

SIGN UP TO ENEWS

Stay up to date with what's happening in Vincent.

This flyer is printed on recycled paper

CITY OF VINCENT

2026/27 BUDGET NEWS

MAINTAINING VINCENT'S LIVEABILITY

This year's Budget focuses on the services and infrastructure that shape everyday life in Vincent – while responding to rising costs and planning for a growing community.

Dear Vincent community,

Vincent has been nationally recognised as Western Australia's most liveable City and that's something we all contribute to. Maintaining that liveability means continuing to invest in what our community values.

This year's Budget has been shaped by two key factors – rising costs and our community's expectation for Council to deliver the services and amenities that make Vincent a great place to live.

Like households and businesses, the City is facing higher costs across the board. Every additional \$500,000 that needs to be found adds around one per cent to rates. At the same time, residents understandably expect well-maintained roads, safe streets, accessible footpaths and well cared for public spaces.

Our 2026/27 budget focuses on delivering these services while continuing to invest in our growing community.

Vincent's growth is placing increasing pressure on our streets, parks and facilities – and increasing costs. That's something we need to plan for now.

We're also continuing to invest in greening our City by planting more trees and protecting our urban canopy.

To maintain these services, residential rates will increase by 5.4 per cent - around \$1.85 per week for the median household. Despite this increase, Vincent remains one of the lowest rating councils in metropolitan Perth.

We've introduced a new differential rate for un-hosted Short Term Rental Accommodation (STRA).

We've also increased rates for vacant properties and undeveloped land. These properties often attract anti-social behaviour and require additional management, creating costs for the broader community.

Local governments are increasingly being required to take on responsibilities without adequate funding from other levels of government. This cost shifting has

real impacts for our community. One of the most significant pressures is managing polyphagous shot-hole borer, which continues to place significant pressure on resources.

Partnerships with State and federal Government is critical. We will continue to advocate for funding to support projects for our community. Importantly, we're doing this while maintaining strong financial discipline, with no new borrowings and a continued focus on Vincent's long-term financial sustainability.

Vincent was recently recognised as a Best Practice Entity for the second year in a row by the WA Office of the Auditor General, recognising the City's commitment to transparent and accountable financial management.

This is a responsible budget that maintains essential services and ensures Vincent remains a place we're all proud to call home.

Alison Xamon

Mayor

INVESTING IN VINCENT

\$25.4M capital works program

This year's capital works program funds upgrades across the City including roads, drainage, parks, playgrounds and sporting facilities.

Around 78 per cent of funding is focused on renewing existing assets – helping maintain what we have and avoiding larger replacement costs in future.

THE BASICS



KEY CAPITAL WORKS PROJECTS

Robertson Park

\$2.3M (including \$1.13M contributions and grants)

Works continue as part of the multi-year Robertson Park Redevelopment Plan. This year works will include a public open space conversion to create a rain garden, a new nature playground and public artworks.

Forrest Park

\$1.5M (grant funded)

A four-stage enhancement project with Stage 2 to include new changerooms.

PSHB treatment, management and urban greening

\$1.2m (including \$190K grant funding)

Urban greening and tree planting continues to be a focus while at the same time the City is managing the impact of polyphagous shot-hole borer across Vincent.

**includes operating and capital budget*

New Skate Space

\$403K (including \$345K grant funding)

A new skate facility for North Perth/Highgate will address the current shortage of youth recreation facilities in the area. The project is in the planning stage, with community consultation to be undertaken once potential sites have been identified.

WHAT WE'RE DELIVERING

Maintaining essential services

Your rates support the services that keep Vincent functioning day-to-day:

- Road and footpath maintenance
- Street cleaning and verge upkeep
- Graffiti removal
- Parks and public spaces
- Waste services

These services shape how our neighbourhoods look and function every day.

UNDERGROUND POWER

Our plan to underground power across Vincent is one step closer with Project Area One, which includes parts of North Perth and Mt Hawthorn due to be finished by the end of 2026.

Construction is scheduled to start on the Perth/Highgate project in mid to late 2027, subject to a co-funding agreement being signed by Council.

The cost of undergrounding power is split between Western Power and the property owner, with a discount for holders of a Pensioner Concession Card, Commonwealth Seniors Health Card and seniors.

Service charges for the next project area are anticipated to be issued in the 2027/28 financial year.

By undergrounding power lines, we're not only improving safety and visual amenity for increased property value but also increasing capacity to better manage energy demands.

The City continues to work closely with Western Power to progress the rollout of this project across Vincent. While the program is becoming

more complex and timelines are extending, we are actively working to keep projects moving and avoid further delays wherever possible.

Council's vision is for Vincent to be a leafy and vibrant 24-hour city synonymous with quality design and sustainability.

Undergrounding power will help achieve this vision quicker than any other single project in our history.

We are regularly updating our website as this program progresses. To find out more, visit vincent.wa.gov.au/underground-power

FOCUS AREAS

A GREENER VINCENT

Protecting our tree canopy

Vincent's tree canopy plays an important role in shading our streets, cooling our neighbourhoods and shaping the character of our City.

The City continues to monitor and manage the impacts of the polyphagous shot-hole borer (PSHB), which is placing significant and ongoing pressure on our tree canopy and requires substantial resources to manage.

We're working to protect existing trees and plant more across our streets, parks and open spaces to maintain and strengthen our canopy over time.

What we're delivering

- Ongoing monitoring, management and response to PSHB
- Replacement planting across streets, verges and parks
- Tree planting linked to underground power upgrades
- Greening initiatives to cool suburbs and support biodiversity
- Continued investment in water and energy efficiency

COMMUNITY

We continue to invest in parks, sport and recreation and public spaces to support an active and connected community.

What we're delivering

- Upgrades to parks, playgrounds and sporting facilities
- Accessibility improvements across the City
- Support for local clubs and community groups
- Continued investment in events, arts and community programs

PLANNING FOR GROWTH

A growing Vincent

More people are choosing to live in Vincent – and that brings increased demand on local infrastructure and services.

This Budget plans for that growth by:

- investing in infrastructure
- maintaining public spaces
- supporting long-term sustainability