A MESSAGE FROM COUNCIL

Shire of Capel – Annual Budget and Rating Strategy Adopted (29 July 2026)

On 29 July 2026, the Shire of Capel adopted its Annual Budget and Rating Strategy, one of the most important and challenging decisions for any Council.

The 2026/27 Annual Budget has been carefully developed to support a growing community and deliver on the priorities outlined in the Strategic Community Plan (SCP) 2025–2035. With a revised version of the SCP available for review this financial year following a desktop review.

The Shire has transitioned to a simplified, contemporary rating model and is being open and transparent with the community about our current financial position and future needs. The Rating Strategy is designed to spread the total rate burden more equitably across all the rate zones, which is a fairer approach to residents.

This year's budget reflects our commitment to long-term financial sustainability, investment in a staff remuneration framework and seeing investment in the area's asset planning. Improving the Shire's asset data collection capabilities and data management systems aids the development of an accurate 10-year Program of Works across the asset classes and informs our Long Term Financial Plan which will be presented to Council in August 2026.

Furthermore, the continued investment of a new Enterprise Resource Planning platform is highlighted in this year's annual budget, with the intent to improve the digital customer service experience for residents communicating with the Shire.

With regard to receiving your Rates Notice; we understand that rates can be complex. To help, we've provided additional information to assist the community in understanding how rates are calculated and what they contribute to across the Shire. For further information, please contact our Rates Department for assistance.

Shire of Capel Councillors

BUDGET OVERVIEW

The 2026/27 Annual Budget provides a good balance of investment in Shire infrastructure and service delivery to the community, whilst continuing to invest internally in the organisation's systems and its people.

1. The Shire's 2026 - 2030 Corporate Business Plan projects and initiatives, seeing $600,000 of current and new projects funded for community and whole of Shire benefit. A reduction in funding of $2.3m from 2025/26 Annual Budget allocation.
2. A Capital Works Program across all asset classes totalling $17,220,790.00, including the Erle Scott Playground Replacement and the South Dalyellup Beach Foreshore Redevelopment Project.
3. Several community budget requests supporting community groups to prosper.
4. Sponsorship of significant community hosted events adding value to the Shire's local economy and tourism attraction.
5. Investment in maintaining the Shire's sporting infrastructure following the endorsement of the 10-Year Sports Spaces Strategy in September 2024.
6. Maintenance of some Shire-owned trails through the development of the Shire's Trails Master Plan which was endorsed by Council in May 2026.
7. Investment in the collection and management of Shire asset information to better inform the development of realistic and accurate Asset Management Plans and Programs of Works.
8. Investment in tourism partnerships to showcase and market the unique characteristics of the Shire.
9. Funding of a Land and Reserve Audit to identify areas in the Shire suitable for economic growth opportunities.
10. Operating of the new Dalyellup Library & Youth Hub.
11. Continuation of the Master planning of the Shire-owned cemeteries in Capel and Boyanup.
12. Workforce Stability: Investing in attraction, retention and workforce capability to support service delivery, reduce vacancies and turnover with a view to meeting the needs of a growing community.

For further information on the annual budget, please refer to the Shire's 2026/27 Annual Budget Report available on the Shire's website.

FEES AND CHARGES

Waste Services

Kerbside Waste Collection – 2 Bin System	$388.00
Kerbside Waste Collection – 3 Bin System	$456.00
Additional General Waste Bin	$160.00
Additional Recycling Bin	$172.00
Weekly General Waste Collection - (3 Bin System only)	$175.00
Greenwaste and Hardwaste Collection Fee - (Boyanup, Capel, Dalyellup, Peppermint Grove Beach Residential Areas)	$46.00
Hardwaste Collection Fee - (Gelorup, Stratham, North Boyanup Residential Areas)	$27.00

Emergency Services Levy

The Emergency Services Levy (ESL) is a State Government charge applicable to all properties in WA, which is invoiced and collected by local governments on behalf of the Department of Fire and Emergency Services (DFES). The ESL is not a local government charge.

Following a DFES consultation process, the Capel Fire District boundary is to be expanded to reflect the need for Career Fire and Rescue Services to deliver to urban development in the portion of the suburb of Gelorup which is north of the Wilman Wadandi Highway. This will impact on the levy charged to the residents residing in this area. Please refer to the enclosed DFES brochure for further information.

Shire of Capel

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Your Rates Explained 2026/27

SHIRE of CAPEL

Acknowledgement of Country

We wish to acknowledge the traditional custodians of the land the Wadandi people. We wish to acknowledge and respect their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their culture; and to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

PROPERTY VALUATIONS

Property values are determined by independent professional valuers who are appointed by a Council or by the State Valuer General. These valuers assess the market value of each property in line with guidelines laid down by the State Valuer General. Property values vary across a Local Government and over time.

Valuations are used to help calculate the rates payable for each individual property. These are reflected in each property's rate bill. Your property's valuation will directly affect your rates. If your valuation increases, your rates will generally be higher. During 2025/26 only unimproved value (UV) zoned properties were revalued seeing the average property value increase by 10.69%.

How are my rates are calculated?

A property's rates are calculated by multiplying the valuation of the property by the rate in the dollar. For example, if the Gross Rental Value of a property is $20,000 and the Council rate in the dollar is set at 0.090074 cents, the rate bill would be $1,801.48 (0.090074 x 20,000).

One-third of the Shire's income comes from grants, fees and charges and helps make community infrastructure or long term projects a reality. Rates make up two-thirds of the Shire's income and are calculated specifically to cover this operational gap.

PAYMENT OPTIONS

Rates are payable by the due date. You can pay your rates in instalments if you're unable to pay your rates in full. You must pay any outstanding rates from the previous year in the first instalment.

Where no election has been made to enter into an instalment option, and where Rates and Service Charges remain outstanding 35 days after the date of issue, legal action may be taken for their recovery.

Am I eligible for a concession?

50% concession

You could receive up to 50% (rate maximum $750) on your rates and Emergency Services Levy if you have a Pensioner Concession Card, State Concession Card or a Commonwealth Seniors Health Card AND a Seniors Card.

25% concession

You could receive up to 25% (rate maximum $100) on your rates and Emergency Services Levy if you have a Seniors Card. The deferment payment option is not available.

I can't afford my rates

We understand that sometimes, families experience financial difficulties. Getting assistance and support early is important. If you're experiencing financial hardship, please contact our Rates Department as soon as you receive your notice. We can help you set up a payment schedule that suits your individual circumstances.

OBJECTS AND REASONS

We use differential rating to spread the rate burden equitably and at the same time maintain rates based on land zoning and land use. The Council has adopted the following rate zone groups.

Zone Groups

Zones 1 to 4 - GRV - Residential, Urban Development, Mixed Use Residential (MUR), Rural & Vacant Land

- These properties have a residential land use and include dwellings, home-based businesses and Mixed Use Residential (MUR).

Zones 5 to 9 - GRV - Commercial, Service Commercial, District Centre, Light Industry, MUR-Commercial Use & Vacant

- These properties have a commercial land use and include medical centres, food/liquor outlets, restaurants/cafes, service stations, motor vehicle repairs, etc.
- These properties have a Light Industrial use and may include workshops, storage facilities, saleyards, etc.

Zones 10 & 11 – UV – Rural, Priority Agriculture, General Industry, Mining & Reserved Land

- Includes all properties valued on Unimproved Values and consists predominantly of rural and farming land use. Includes non-rural pursuits such as mining, quarries, etc.

Zone 12 - GRV - Rural Residential

- Includes all properties zoned Rural Residential with a residential land use. Consists of properties with dwellings on small hobby farms.

DIFFERENTIAL RATES

The Council has adopted the following rate structure for FY 2026/27.

Differential Rates

Zone		Rate in dollar	Minimum Rate ($)
1-4	GRV	0.090074	1,700
5-9	GRV	0.102717	1,700
10-11	UV	0.005115	1,700
12	GRV	0.087344	1,700

MINIMUM RATING

A minimum rate amount exists for each Zone Group representing the minimum rate charge. This charge may exceed the result of calculating the properties rating basis valuation (GRV or UV) with the rate in the dollar for the zone group.

The minimum rate is $1,700 for all zone groups.

The Local Government Act states that no more than 50% of properties be levied a minimum rate without ministerial approval. The minimum reflects the level of services and infrastructure supplied to ratepayers in this category.

SPECIFIED AREA RATE (SAR)

Description	Rate in dollar
Funding covers 50% of the cost to maintain the Dalyellup Parks, Reserves & Minor Structures.	0.008000

Dalyellup Parks and Gardens Maintenance

All properties in Dalyellup are levied a specified area rate to recover 50% of parks and gardens maintenance costs.

The quantity and quality of parks and gardens in this area are much higher than the rest of the Shire. Half of the maintenance costs come from general rates and the rest from the beneficiaries (property owners). We apply the rate against the gross rental value (GRV). The rate charged will vary as GRVs vary with property values.