

2026-27 Budget

Mayor's message

The City of Subiaco's 2026–27 Budget is responsible, community-focused, and resources the City to keep delivering the services, places, and projects that matter most.

Each year, Budget-setting is one of the clearest ways Council turns community priorities into practical action.

Costs everywhere are rising. We know the effect this has on households and businesses. For this reason, Council has adopted a modest rate increase of 2.9 per cent, which sits below projected CPI movement and will likely be among the lowest in the Perth metropolitan area.

This year's increase follows four consecutive years of 1.9 per cent increases, and two consecutive years of 0 per cent increases prior to that. The minimum rate any ratepayer will pay is \$1224.50, and standard residential waste service fees are unchanged.

We are ever mindful, however, that the real effect felt by ratepayers will be influenced not just by our rates increase, but also by things outside the City's control. In your Rates Notice, the City's adopted rate in the dollar is applied to a property valuation

determined through the State Government's three-yearly revaluation process. This means that as property valuations rise, the real dollar change in rates can ultimately differ from Council's adopted 2.9 per cent increase. The Emergency Services Levy set by the State Government will also increase.

Put simply: we have kept rates as low as possible, for as long possible. And we continue to do so this coming financial year – even as the City's own costs continue to rise, and we respond to challenges such as the effect of polyphagous shot-hole borer (PSHB), climate change, and heat stress on our cherished tree canopy.

This Budget funds everyday services, as well as important projects. A \$17.6 million capital works program in 2026–27 will cover:

- progress on the Rokeby Road South Streetscape upgrade, from Thomas Street to Bagot Road
- the Shenton Park Community Centre redevelopment
- three replacement waste trucks as part of the City's fleet renewal program
- resurfacing sections of Hay Street, Salvado Road, and Nicholson Road



CEO Colin Cameron and Mayor David McMullen

- investment in street trees, tree canopy protection, and the City's PSHB response
- the City's contribution to facility upgrades at Onslow Park Tennis Club, subject to external grant funding
- cycling improvements at the Thomas Street and Rokeby Road intersection.

The Budget also supports planning for a new civic building and gardens, weed control, local events and activations, arts and culture, and continued support for the City's local economy.

On behalf of Council, I am pleased to present a Budget that is financially responsible, responsive to community needs, and focused on continuing to make the City of Subiaco the best it can be.

Read on for more budget highlights or visit www.subiaco.wa.gov.au/rates to learn how your rates are calculated and spent.

Mayor David McMullen

CEO's message

In 2026–27, the City will build on a year of strong momentum to deliver more responsive services, stronger systems, and practical improvements across the City.

This progress is supported by the work completed in 2025–26 to improve our processes, technology, and service delivery. A major focus was the City's ongoing digital transformation, including new and improved online services through TechnologyOne.

These changes have made it easier for community members to lodge requests,

register animals, submit applications, and connect with the City. They have also helped staff work more efficiently.

This work is part of a broader transformation journey. Over the past three years, the City has implemented more TechnologyOne modules than any other local government in WA, while retiring legacy systems and strengthening cyber security.

The 2026–27 Budget allows us to keep building on that progress. It also supports another year of delivery against the Council

Plan 2025–2035, and our focus on creating a city that is green, connected, welcoming, and well prepared for the future.

Behind this work are staff, contractors, and volunteers who deliver with care and professionalism, guided by the SUBI values – supportive, united, bold, and impactful. I look forward to another year of delivering practical improvements and strong outcomes for the City.

CEO Colin Cameron

Understanding your 2026–27 Rates Notice

The City's modest rate increase of 2.9 per cent is expected to be among the lowest in the Perth metropolitan area. The increase is less than CPI and reflects rising costs.

Your Rates Notice also reflects updated property valuations from the State Government's three-yearly revaluation process, which sits outside local government's control. This means your notice may change by more or less than 2.9 per cent. See the next page for more information.

Rates explained

Delivering on your Council Plan

This year's budget supports the second year of the City's Council Plan 2025–2035, which sets out a long-term vision for the City. The plan is structured around five strategic pillars, which guide the City's priorities and investments. Projects and services funded through this year's budget align with these five areas:



Connected community

Welcoming, vibrant, and inclusive



Flourishing environment

Green, resilient, and inviting spaces



Thriving economy

A thriving, attractive destination



Liveable places

A contemporary, connected city with a rich heritage



Leading organisation

Innovative, accountable, and responsive

How rates are calculated

Council rates are calculated by working out the total cost of services and setting a rate in the dollar to work out your individual annual rates.

Find out more at www.subiaco.wa.gov.au/rates.

Step 1



Cost of running the local government



Non-rate revenue (grants, fees, etc.)



Rates revenue required

Step 2



Rates revenue required



Combined gross rental value (GRV) of all rateable properties



Rate in the dollar

Step 3



Rate in the dollar

X



Your property's GRV



Your rates for the year

Rates

The total amount payable in rates this year is \$29,411,188.

Council has adopted a modest rate increase of 2.9 per cent, which is lower than projected CPI and Local Government Cost Index growth. With property growth across the City, total rate revenue has increased by 4.6 per cent.

This year's rates are based on a rate in the dollar of 5.6801 cents. The rate in the dollar has been reduced from 2025–26 to account for updated property valuations following the State Government's three-yearly revaluation process.

This year's rates notices reflect both Council's adopted 2.9 per cent rate increase and updated property valuations, which sit outside local government's control. As a result, individual rates notices may change by more or less than 2.9 per cent. The minimum rate any ratepayer will pay is \$1224.50.

The Emergency Services Levy (ESL), which the City collects on behalf of the State Government, will increase between 4.6 and 5.1 per cent, depending on your property type.

Gross rental value

Rates and the ESL are calculated using the gross rental value (GRV) method. The GRV is set by the Valuer General and represents the annual rental income a property might reasonably be expected to earn. GRV is influenced by factors such as a property's size, age, condition, and location. Your GRV may differ from your neighbour's.

GRVs are reassessed every three years, and 2026 is a revaluation year. Updated GRVs will apply from 1 July 2026 and are outside local government's control.

If you have questions about how your GRV has been calculated, contact the Valuer General via www.landgate.wa.gov.au/valuations.

Waste charges

\$408.00 Standard residential waste service

\$696.72 240-litre residential waste service

\$729.00 Standard commercial waste service

Rebate for pension and senior card holders

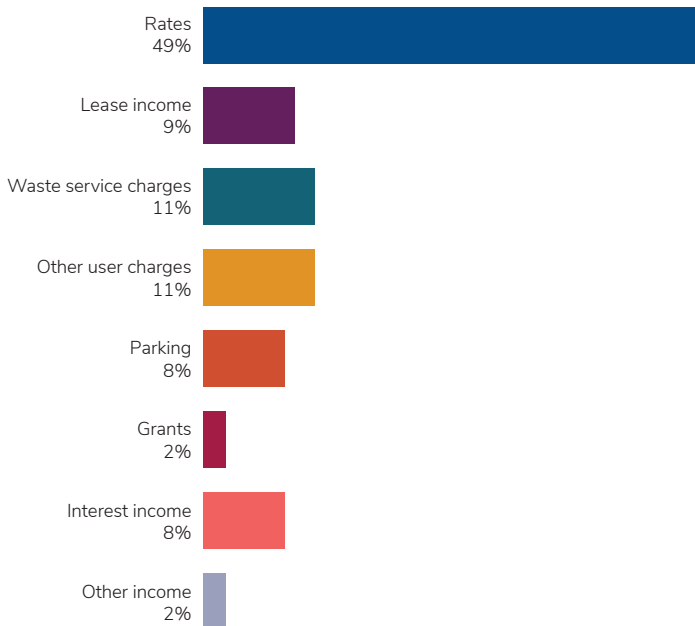
If you are a pension or senior card holder, you may be eligible for a rebate on your rates. To do this, register online with the Water Corporation.

Contact the City on 9237 9222 or visit www.subiaco.wa.gov.au/rates to learn more.

Budget highlights

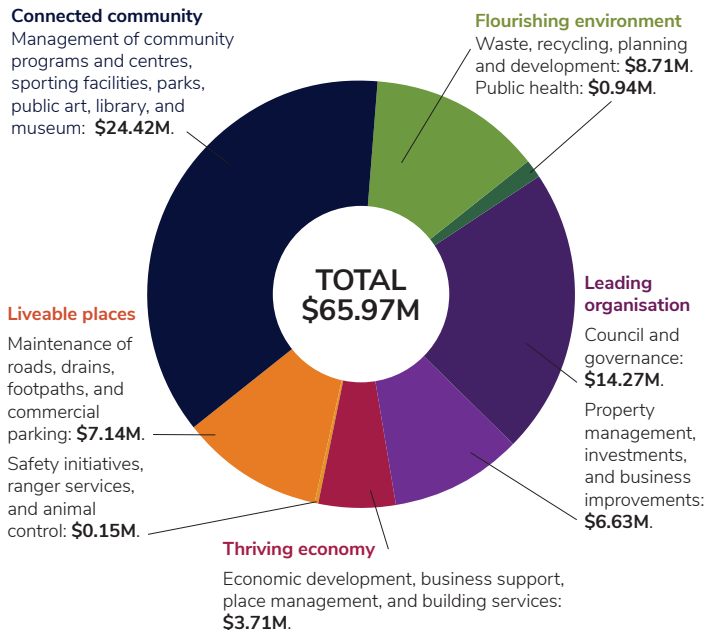
Operating revenue

The City has a principle of maintaining diverse income sources to reduce reliance on rates.

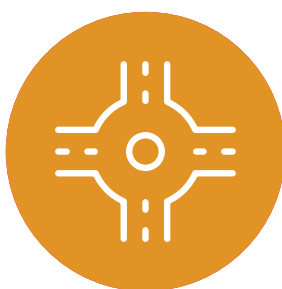


Operating expenditure

The City funds a range of services, infrastructure, and projects in line with Council Plan priorities.



Major and capital works highlights



\$7.43M
Roads and paths



\$0.34M
Drainage



\$2.20M
Parks and environment



\$7.44M
Facilities and equipment



\$0.27M
Public realm and other infrastructure



lords
CITY OF SUBIACO

BECOME A MEMBER TODAY



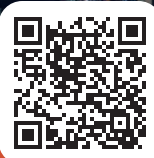
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CITY OF SUBIACO



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www.subiaco.wa.gov.au/online-services/my-account

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CITY OF SUBIACO

Your voice matters

Have your say on projects and initiatives taking place around the City of Subiaco via our online consultation hub.



www.haveyoursay.subiaco.wa.gov.au

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You can access City services online, at any time of day, through My Account at www.subiaco.wa.gov.au/online-services/my-account.



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