Understanding your rates

Gross Rental Value (GRV)

Your annual rates are calculated using Gross Rental Value (GRV), which is calculated independently by the Valuer General's Office (Landgate). The GRV figure is based on the total annual rental income a property might reasonably be expected to earn each year if it was rented out.

GRV is affected by factors such as the location, age and type of property you have. Council sets a 'rate in the dollar' figure to calculate your annual rates as a percentage of the assessed value of your property.

How your rates are calculated

Each year, the City of Nedlands sets different rates for properties based on their GRV and property type. Rates provide the income needed to help fund the yearly budget and are calculated in a simple 3-step process.

1. The rates revenue required is determined by calculating the cost of running the City of Nedlands minus the non-rate revenue earned (grants, fees, fines etc.).
2. The rate in the dollar is calculated by dividing the rates revenue required, by the combined GRV. This calculation determines the rate in the dollar.
3. The rate in the dollar is multiplied by your property's GRV, which calculates your rates for the year.

Register for eRates

Have your say!

City of Nedlands
71 Stirling Highway, Nedlands
PO Box 9 Nedlands WA 6909

PH: (08) 9273 3500
www.nedlands.wa.gov.au

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City of Nedlands

2026-27

Budget and Rates

Our commitment

The City of Nedlands is committed to responsible financial management, transparency and the delivery of services and infrastructure that support our community.

In adopting the 2026/27 Budget, Council carefully considered the community's current and future needs, balancing service delivery, infrastructure investment and long-term financial sustainability. The budget includes measures to address current financial challenges while continuing to meet the City's operational requirements and existing financial commitments.

Council recognises that any increase in rates impacts households and that these decisions are not taken lightly. At the same time, responsible financial management requires action to strengthen the City's financial position and ensure its long-term sustainability.

The City remains focused on building a financially sustainable future while continuing to invest in essential services, infrastructure and community facilities. This is supported by an ongoing program of financial reform, including long-term financial planning, rating strategy, cost management, asset management and the identification of efficiencies across the organisation. Adoption of the budget is an important step in this process, with Council committed to delivering lasting value for current and future generations.

Budget highlights

Road upgrades & maintenance	$12.7m
Parks & playground maintenance	$6.2m
Waste & recycling services	$4.3m
Parks development	$1.9m
Library services	$1.2m
Community safety	$1.1m
Drainage development	$1m
Community development & events	$782k
Street lighting	$562k