



# *Differential Rating 2024/25*

## *Objects and Reasons*

# Objects and Reasons for Imposing Differential Rates for 2024/2025

The following Objects and Reasons are provided in accordance with Section 6.36 of the *Local Government Act 1995* and the Council's "Notice of Intention to Levy Differential Rates" for the 2024/25 Financial Year on various categories of properties within the Shire.

The differential rates are to be levied in accordance with Sections 6.33 of the *Local Government Act 1995*. This document outlines the objects and reasons for implementing differential general rates.

## Overall rating objective

The overall objective of the proposed rates in the 2024/25 Budget is to provide for the net funding requirement of the Shire of Dardanup various programs, services, and facilities.

Pursuant to Section 6.36 (1) of the Act, the Shire has given local public notice of its intention to apply differential general rates and minimum payments in respect of each differential rating category.

## Differential General Rating

The purpose of imposing a differential rating is to obtain a fair and equitable form of revenue raising from all categories of properties in the Shire.

Under the *Local Government Act*, Section 6.33 Differential general rates, a local government may impose differential general rates according to any, or a combination, of the following characteristics —

- (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or
- (b) a purpose for which the land is held or used as determined by the local government; or
- (c) whether or not the land is vacant land; or
- (d) any other characteristic or combination of characteristics prescribed.

## Submissions

Ratepayers and Electors are invited to make a submission to the Council in relation to this proposal. Submissions must be made either via email to [records@dardanup.wa.gov.au](mailto:records@dardanup.wa.gov.au) or in writing and addressed to the Chief Executive Officer, Shire of Dardanup, PO Box 7016, Eaton WA 6232. Submissions should be clearly marked 'Submission – Proposed Differential Rates – 2024/25 Financial Year'.

Submissions must be received by the Shire no later than 4pm on Friday 24th May 2024.

For further information please contact the Shire on 9724 0000 or email [records@dardanup.wa.gov.au](mailto:records@dardanup.wa.gov.au).

# Rates Calculations Explained

Each property is issued either a Gross Rental Value (GRV) or Unimproved Value (UV) based on the location and zoning of the property. The valuation is provided to the Shire by Landgate Valuation Service (Landgate), in accordance with the *Valuation of Land Act 1978*.

**Gross Rental Valuation (GRV)** are Residential, Small Holdings, Commercial and Industrial Properties with a revaluation provided by Landgate every 3-5 years.

**Unimproved Valuation (UV)** are Rural, Farming and Mining properties with a revaluation provided by Landgate annually.

The calculation of rates uses the valuation provided from Landgate (either GRV or UV) multiplied by the rate in the dollar that is set by Council.

Example:

GRV \$18,200 x Rate in Dollar \$0.115710 = \$2,105.92 (different Rate in Dollars are set for Residential, Commercial, Industrial, Accommodation and Rural Residential)

UV \$850,000 x Rate in Dollar \$0.005633 = \$4,788.05 (includes Rural, UV1, UV2, UV3 and Mining)

Each year the Shire imposes a minimum rate. If the calculation of the GRV or UV by the rate in the dollar results in an amount less than the minimum rate, then the minimum rate charge will be applied.

# 24/25 Differential Rates Modelling

Differential Rating Category	Value	Minimum Rate \$	Number on Minimum Rate	Differential Rate \$	Number on Differential Rate
<b>Residential</b> (incorporating Residential Vacant)	GRV	\$1,625.00	511	\$0.115710	4473
<b>Rural Residential</b> (incorporating Rural Residential Vacant)	GRV	\$1,722.00	7	\$0.115270	60
<b>Commercial</b> (incorporating Commercial Vacant)	GRV	\$1,722.00	46	\$0.113990	73
<b>Industrial</b> (incorporating Industrial Vacant)	GRV	\$1,722.00	79	\$0.114260	399
<b>Accommodation</b>	GRV	\$1,722.00	0	\$0.115890	2
<b>UV Properties</b> (incorporating Rural, UV1, UV2, UV3 and Mining)	UV	\$1,722.00	128	\$0.005633	507

# Differential Rate Categories – GRV

GRV Rates	Description
<b>Residential</b>	Properties that have a residential land use located primarily within the Shire’s townsites of Eaton, Millbridge, Dardanup and Burekup. Consist of Residential and Ancillary Residential Uses (dwellings, home occupations and home offices). These properties have access to most Council services including footpaths, street lighting, parks, etc. A minimum rate of \$1,625.00 applied.
<b>Residential Rural</b>	Properties that have a residential rural land use located outside of townsite boundaries. As a result of the higher GRV valuations for these properties and less services provided (i.e.: no footpaths or street lighting) the rate in the dollar is lower than the residential rate. A minimum rate of \$1,722.00 applied.
<b>Commercial</b>	Properties that have a commercial land use generally within the town centres’ business districts including cafés, restaurants, food and clothing shops, showrooms, etc. As a result of the higher GRV valuations for these properties, the rate in the dollar reflects the additional cost to Council of servicing such commercial activity including CBD car parking, lighting, walkways, landscaping and other amenities, which also attracts greater numbers of vehicle usage on Council roads. This rate ensures that such commercial activities contribute to the cost of Council providing these commercial related facilities and services. A minimum rate of \$1,722.00 applied.
<b>Industrial</b>	Properties that have an industrial and composite industrial land use may include light industry, fuel depots, motor vehicle repairs, showroom, storage facilities, warehouses, workshops, waste processing or landfill facilities. As a result of the higher GRV valuations for these properties, the rate in the dollar reflects the cost to Council of servicing such industrial activity including increased planning and environmental management, and the servicing of land which attracts greater numbers of heavy haulage and light vehicle usage on Council roads. This rate ensures that such industrial activities contribute to the cost of Council providing these industrial related facilities and services. A minimum rate of \$1,722.00 applied.
<b>Accommodation</b>	Properties that have an accommodation land use generally include camping grounds, caravan parks, chalets, motels and holiday units. The rate in the dollar reflects the additional cost to Council of servicing such land, of which the predominant use is tourism-related, which attracts greater numbers of vehicle usage on Council roads. This rate ensures that such accommodation activities contribute to the cost of Council providing accommodation and tourism-related facilities and services. A minimum rate of \$1,722.00 applied.

# Differential Rate Categories – GRV

## Vacant Land

GRV Rates	Description
<b>Vacant Land - Residential</b>	Properties with a Residential zoning that are vacant. The rate in the dollar equates to the GRV Residential base rate and reflects the need to maintain a relative contribution towards total rating income from the category and ensure all property owners are paying a fair and equitable contribution to works and services. The minimum is the same as the Residential developed category. A minimum rate of \$1,625.00 is applied.
<b>Vacant Land - Residential Rural</b>	Properties with a Rural Residential zoning that are vacant. The rate in the dollar equates to the GRV Rural Residential base rate and reflects the need to maintain a relative contribution towards total rating income from the category and ensure all property owners are paying a fair and equitable contribution to works and services. The minimum is the same as the Rural Residential developed category. A minimum rate of \$1,722.00 is applied.
<b>Vacant Land - Commercial</b>	Properties with a Commercial zoning that are vacant. The rate in the dollar equates to the GRV Commercial base rate and reflects the need to maintain a relative contribution towards total rating income from the category and ensure all property owners are paying a fair and equitable contribution to works and services. The minimum is the same as the Commercial developed category. A minimum rate of \$1,722.00 is applied.
<b>Vacant Land - Industrial</b>	Properties with an Industrial zoning that are vacant. The rate in the dollar equates to the GRV Industrial base rate and reflects the need to maintain a relative contribution towards total rating income from the category and ensure all property owners are paying a fair and equitable contribution to works and services. The minimum is the same as the Industrial developed category. A minimum rate of \$1,722.00 is applied.

# Differential Rate Categories – UV

GRV Rates	Description
<b>UV Rural</b>	Properties that have an exclusive rural land use located outside of townsite boundaries and applies generally to agricultural areas. Sets the base rate for which UV Tiered differential rating categories UV1, UV2 and UV3 are applied. A minimum rate of \$1,722.00 is applied.
<b>UV Rural Additional Use 1</b>	UV1 applies to properties where the predominant use of the land is prima-facie rural and the property has one approved non-rural use excluding residential and ancillary residential uses. The rate in the dollar equates to the UV base rate which reflects the additional cost to Council of servicing such land, of which the predominant non-rural use is tourism-related, which attracts greater numbers of vehicle usage on Council roads. This ensures that such commercial activities contribute to the cost of Council providing tourism-related facilities and services. The rate also recognises the lower cost of operating commercial activities on such land in comparison to operating such activities on GRV land. A minimum rate of \$1,722.00 is applied.
<b>UV Rural Additional Use 2</b>	UV2 applies to properties where the predominant use of the land is prima-facie rural and the property has two approved non-rural uses excluding residential and ancillary residential uses. The rate in the dollar equates to the UV base rate which reflects the additional cost to Council of servicing such land, of which the predominant non-rural use is tourism-related, which attracts greater numbers of vehicle usage on Council roads. This ensures that such commercial activities contribute to the cost of Council providing tourism-related facilities and services. The rate also recognises the lower cost of operating commercial activities on such land in comparison to operating such activities on GRV land. A minimum rate of \$1,722.00 is applied.
<b>UV Rural Additional Use 3</b>	UV3 applies to properties where the predominant use of the land is prima-facie rural and the property has three or more approved non-rural uses excluding residential and ancillary residential uses. The rate in the dollar equates to the UV base rate which reflects the additional cost to Council of servicing such land, of which the predominant non-rural use is tourism-related, which attracts greater numbers of vehicle usage on Council roads. This ensures that such commercial activities contribute to the cost of Council providing tourism-related facilities and services. The rate also recognises the lower cost of operating commercial activities on such land in comparison to operating such activities on GRV land. A minimum rate of \$1,722.00 is applied.
<b>Mining</b>	Properties that have a mining land use located outside of townsite boundaries. The rate in the dollar equates to the UV base rate which reflects the additional cost to Council of servicing such land which attracts greater numbers of heavy haulage vehicle usage on Council roads. This ensures that such mining activities contribute to the cost of Council providing mining-related facilities and services. The rate also recognises the lower cost of operating mining activities on such land in comparison to operating such activities on GRV land. A minimum rate of \$1,722.00 is applied.