



# Attachments

Special Council Meeting

Tuesday, 4 June 2024

Commencing 2.00pm



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# Attachment 6.1

## 6.1 **EXECUTIVE SERVICES**

### 6.1.1 RATING STRATEGY AND DIFFERENTIAL RATES 2024-2025

<b>File Reference:</b>	<b>RV.RC.001</b>
<b>Location:</b>	<b>Not Applicable</b>
<b>Applicant:</b>	<b>Not Applicable</b>
<b>Author:</b>	<b>Executive Manager Corporate Services</b>
<b>Authorising Officer</b>	<b>Chief Executive Officer</b>
<b>Date:</b>	<b>26 May 2024</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>
<b>Attachments:</b>	<b>Objects and Reasons 2024-2025</b>
<b>Previous Reference:</b>	<b>Nil</b>

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#### **PURPOSE**

1. This report recommends that Council adopt the 2024/2025 differential rates for the purpose of advertising.

#### **OFFICER RECOMMENDATION**

##### **That Council**

1. Endorse the following differential rates across all categories to form the basis of the proposed rate setting for the 2024/2025 budget.

	Cost in \$	Minimum
GRV Residential	0.123276	\$1,026.00
GRV Commercial	0.151340	\$1,026.00
GRV Industrial	0.151340	\$1,026.00
GRV – Transient Workforce Camps / Short Stay Accommodation	0.316389	\$1,026.00
UV - Rural	0.003869	\$1,026.00
UV – Mining	0.240386	\$513.00

2. Adopt the Objectives and Reasons for the Proposed Differential rates for 2024/2025,
3. Authorise the Chief Executive Officer to advertise the differential rates and call for public submissions in accordance with Section 6.36 of the Local Government Act 1995 for a minimum of 21 days, and
4. Authorise the Chief Executive Officer to make application to seek Ministerial approval under Section 6.33 of the Local Government Act 1995 to impose differential rates that are more than twice the lowest differential rate being imposed.

Moved: \_\_\_\_\_

Seconded: \_\_\_\_\_

**Carried: \_ / \_**



## SHIRE OF RAVENSTHORPE

### OBJECTIVES AND REASONS 2024-2025

In accordance with Section 6.36 of the Local Government Act 1995, the Shire of Ravensthorpe is required to publish its Objectives and Reasons for implementing Different Rates.

#### **Overall Objective**

The purpose of levying rates is to meet Council's budget deficiency requirements in each financial year in order to deliver services and community infrastructure. Property valuations provided by the Valuer General are used as the basis for the calculation of rates each year.

Section 6.33 of the Local Government Act 1995 provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Ravensthorpe. The application of differential rating maintains equity of contribution in the rating of properties across the Shire, enabling the Council to provide facilities, infrastructure and services to the entire community and visitors.

Below is a summary of the proposed minimum payments and rates in the dollar for 2024/25

<b>Differential Rate Category Minimum Payment</b>	<b>Differential Rate Category Minimum Payment</b>	<b>Rate in the \$ (Cents) Proposed</b>
GRV – Residential;	\$1,026.00	12.3276
GRV – Commercial	\$1,026.00	15.1340
GRV – Industrial	\$1,026.00	15.1340
GRV Transient Workforce Camps / Short Stay Accommodation	\$1,026.00	31.6389
UV - Rural	\$1,026.00	0.003869
UV – Mining Tenements	\$513.00	0.240386

#### **Gross Rental Value (GRV)**

The Local Government Act 1995 determines that properties of a Non-Rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Valuer General determines the GRV for all properties within the Shire of Ravensthorpe.

The current valuation is effective from 1 July 2022. Interim valuations are provided regularly to Council by the Valuer General for properties where mid-term changes have occurred (i.e. subdivisions or strata titling of property, amalgamations, building constructions, demolitions, additions and/or property rezoning's). In such instances Council recalculates the rates for the affected properties and issues interim rates notices if additional rates are payable.

### **GRV – Residential (The Base Rate for Gross Rental Value)**

This rating category consists of properties located within the townsite boundaries which have a zoning of rural residential or residential, as per the Town Planning Scheme No 6.

The reason for this rate is to reflect the provision of 'residential' services, including significant recreational, cultural and medical facilities or services, primarily utilised by ratepayers and occupiers of residences within the Shire of Ravensthorpe. The objective of the proposed rate in the dollar for this category is to be the base rate by which all other GRV rated properties are assessed.

### **GRV – Commercial**

This rating category consists of properties zoned tourism or mixed use with predominately a commercial or tourism land use. This also includes the predominant land use of short stay tourism accommodation within residential areas.

The objective of the proposed rate in the dollar is to recognise the costs of servicing commercial activity including car parking, landscaping and other amenities. In addition, costs associated with tourism initiatives, economic development and regulatory compliance benefit this category.

### **GRV – Industrial**

This rating category consists of properties zoned light and general Industry with predominately an industrial use.

The objective of the proposed rate in the dollar is to recognise the costs of servicing industrial activity including car parking, landscaping and other amenities. Costs for environmental and regulatory compliances are higher for this category and is reflected in the rate in the dollar.

### **GRV – Transient Workforce Accommodation and Workforce Short Stay Accommodation**

This rating category consists of properties predominately used for the purpose of Workforce Short Stay Accommodation or for Transient Workforce Accommodation.

The objective of the proposed rate in the dollar is to recognise the costs of servicing this accommodation base including airport infrastructure, sanitation infrastructure and service demands on recreational facilities, events, gymnasiums and swimming pools, together with a higher road use concentration within the Shire.

### **Unimproved Value (UV)**

Properties that are predominantly used for rural purposes are assigned an Unimproved Value that is supplied and updated by the Valuer General on an annual basis. Interim valuations are provided regularly to Council by the Valuer General for properties where mid-term changes have occurred (i.e. subdivisions or amalgamations). In such instances Council recalculates the rates for the affected properties and issues interim rates notices if additional rates are payable.

### **UV - Rural (The Base Rate for Unimproved Value)**

This rating category consists of properties that are predominately rural use.

The reason for this rate is to reflect the provision of rural services mainly involving fire services and high cost transportation infrastructure. The objective of the proposed rate in the dollar for this category is to be the base rate by which all other UV rated properties are assessed.

### **UV – Mining**

This rating category consists of properties that are used for mining, exploration or prospecting purposes.

The objective of the proposed rate in the dollar is to recognise the ongoing costs involved in maintaining the Shire's substantial road network that services this land use. Large scale equipment and constant heavy haulage operations of Mining uses result in the Shire's road network requiring increased ongoing maintenance to service these users at a far greater scale than other rural uses.

### **Minimum Payments**

The setting of minimum rates within rating categories recognises that every property receives some minimum level of benefit from the works and services provided by the Shire which is shared by all properties regardless of size, value and use.

A proposed minimum rate of \$1,026 has been applied to all GRV rating categories.

UV Rural minimum is also proposed at \$1,026 to align with GRV properties and the minimum rate for the UV-Mining category is set at \$513 which is a 50% lower compared to the general UV rating categories in order to demonstrate support and commitment for mining exploration in the area.

If you wish to lodge any submission on this proposal you are required to do so within 21 days of advertising which will close on **2 July** 2024.

Should you wish to discuss the proposed differential rates further please contact Councils Executive Manager Corporate Services on (08) 9839 0000 or email [shire@ravensthorpe.wa.gov.au](mailto:shire@ravensthorpe.wa.gov.au)

**Matthew Bird**  
**Chief Executive Officer**