

In accordance with section 6.36 of the *Local Government Act 1995* and the Council's "Notice of Intention to Levy Differential Rates and Minimum Payments", the following information details the objects and reasons for those proposals.

Executive Summary

The following are the proposed Differential General Rates and Minimum Payments for the Shire of Serpentine Jarrahdale for the 2025/2026 financial year, to be effective from 1 July 2025.

Rate Category	Rate in Dollar (Expressed as cents in \$)	Minimum Payment
GRV Residential	0.098779	\$1,513.00
GRV Commercial/Industrial	0.157987	\$1,719.00
UV General	0.003709	\$1,657.00
UV Rural Residential	0.004233	\$2,185.00
UV Commercial/Industrial	0.006171	\$2,297.00
UV Intensive Farmland	0.006789	\$3,314.00

The above rate model will yield \$34,118,992 in rate revenue.

What are Rates?

Rates are a tax levied on all rateable properties within the boundaries of the Shire of Serpentine Jarrahdale municipality in accordance with the *Local Government Act 1995*.

The overall objective of the proposed rates in the 2025/2026 Budget is to provide for the net funding requirements of the Shire's services, activities, financing costs and the current and future capital requirements of the Shire, after taking into account all other forms of revenue.

In Western Australia, land is valued by Landgate Valuation Services (Valuer General's Office - a State Government agency) and those valuations are provided to each local government.

Two types of values are calculated - Gross Rental Value (GRV) which applies to non-rural land; and Unimproved Value (UV) which generally applies to rural land.

Local Government Act 1995 - Rating Provisions

The *Local Government Act 1995* sets out the basis on which differential general rates may be based as follows:

Section 6.32 (1) of the *Local Government Act 1995* states:

- (1) When adopting the annual budget, a local government –
 - a. in order to make up the budget deficiency, is to impose* a general rate on rateable land within its district, which rate may be imposed either –
 - i. uniformly; or
 - ii. differentially.

Differential Rates

6.33. Differential general rates

- (1) 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 in force under the *Planning and Development Act 2005*;
 - b. a purpose for which the land is held or used as determined by the local government;
 - c. whether or not the land is vacant land; or
 - d. any other characteristic or combination of characteristics prescribed.
- (2) Regulations may –
 - a. specify the characteristics under subsection (1) which a local government is to use; or
 - b. limit the characteristics under subsection (1) which a local government is permitted to use.

Minimum Payment

6.35. Minimum payment

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than –
 - a. 50 per cent of the total number of separately rated properties in the district; or
 - b. 50 per cent of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.
- (4) A minimum payment is not to be imposed on more than the prescribed percentage of –
 - a. the number of separately rated properties in the district; or
 - b. the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.

- (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
- to land rated on gross rental value;
 - to land rated on unimproved value; and
 - to each differential rating category where a differential general rate is imposed.

Proposed Differential General Rates and Minimum Payment Categories

GRV Residential

Object: This category covers all improved non-rural properties used for residential purpose and all improved non rural properties.

Reason: The Shire's rating strategy is to achieve rate revenue that meets the shortfall from other revenue sources and allows for the delivery of services and the creation of infrastructure. The Shire desires to levy rates that are more equitable across different types of properties and thus has implemented differential rates.

Proposed Rate in \$: 0.098779

Minimum Payment: \$1,513

GRV Commercial / Industrial

Object: This category covers all improved non-rural properties that are used for a purpose other than residential.

Reason: The Shire's rating strategy is to achieve rate revenue that meets the shortfall from other revenue sources and allows for the delivery of services and the creation of infrastructure. The Shire desires to levy rates that are more equitable across different types of properties and thus has implemented differential rates.

Proposed Rate in \$: 0.157987

Minimum Payment: \$1,719

UV General

Object: This category covers all rural properties not covered by another rating category.

Reason: The Shire's rating strategy is to achieve rate revenue that meets the shortfall from other revenue sources and allows for the delivery of services and the creation of infrastructure. The Shire desires to levy rates that are more equitable across different types of properties and thus has implemented differential rates.

Proposed Rate in \$: 0.003709

Minimum Payment: \$1,657

UV Rural Residential

Object: This category covers all rural properties up to 50,000sqm whose predominant use is Residential.

Reason: The Shire's rating strategy is to achieve rate revenue that meets the shortfall from other revenue sources and allows for the delivery of services and the creation of infrastructure. The Shire desires to levy rates that are more equitable across different types of properties and thus has implemented differential rates.

Proposed Rate in \$: 0.004233

Minimum Payment: \$2,185

UV Commercial / Industrial

Object: This category covers all rural properties used predominantly for commercial/industrial purpose, excluding those used for intensive agriculture.

Reason: The Shire's rating strategy is to achieve rate revenue that meets the shortfall from other revenue sources and allows for the delivery of services and the creation of infrastructure. The Shire desires to levy rates that are more equitable across different types of properties and thus has implemented differential rates.

Proposed Rate in \$: 0.006171

Minimum Payment: \$2,297

UV Intensive Farming

Object: This category covers all rural properties used for intensive agriculture (e.g. poultry farms and feed lots).

Reason: The Shire's rating strategy is to achieve rate revenue that meets the shortfall from other revenue sources and allows for the delivery of services and the creation of infrastructure. The Shire desires to levy rates that are more equitable across different types of properties and thus has implemented differential rates.

Proposed Rate in \$: 0.006789

Minimum Payment: \$3,314

Concessions

Under section 6.47 of the *Local Government Act 1995*, a local government may resolve to waive a rate or service charge or confer a concession in relation to it.

The Shire proposes the following concession in the 2025/26 budget

Concession Type	Discount %	Circumstances in which the concession is granted	Object and reasons for the concession
Conservation Concession	50.0%	Where properties meet the conservation eligibility criteria.	Conservation zoning allows landowners with areas of high conservation value to receive reductions in council rates. The initiative has been established by Council to reward landowners who have retained and maintained bushland and wetland.
Trotting Complex Precinct Concession	30.0%	Where the owner can demonstrate active professional involvement in the horse racing industry.	Council provides a rate concession to property owners who are professionally involved in the horse racing industry within the Trotting Complex Precinct. This supports the continued use of the Precinct for professional equine activities, helping to preserve its intended purpose and prevent fragmentation into lifestyle blocks.

The Shire also proposes to remove the following concession with funds being allocated to rural road renewal

Concession Type	Discount %	Circumstances in which the concession is granted	Object and reasons for the concession
Farmland Concession	31.0%	Where properties meet the council farmland concession policy criteria.	Council provides a rate concession to properties maintaining genuine farming interests. It ensures that Council is protecting and developing appropriate agricultural and horticultural industries and pursuits within the Shire.

Submissions

Submissions are invited from any elector or ratepayer with respect to the proposed rates, and any related matter, within a minimum 21 days of the date of this notice.

Submissions can be made via the Shire's website at www.yoursaysj.sjshire.wa.gov.au/rating-strategy-2025.

Alternatively, address your submission to:

Chief Executive Officer
Shire of Serpentine Jarrahdale Differential Rate
Submission 6 Paterson Street
MUNDIJONG WA 6123

All submissions should be received no later than 5.00pm on 16th June 2025 and will be presented to Council for formal consideration.

P MARTIN
CHIEF EXECUTIVE OFFICER