

All enquiries to [www.yoursaysj.sjshire.wa.gov.au/ratingstrategy](http://www.yoursaysj.sjshire.wa.gov.au/ratingstrategy)

Our ref: SJ274: E21/6513

xx June 2021

«First\_Owner»  
 «Second\_Owner»  
 «Postal\_Address\_\_1»  
 «Postal\_Address\_\_2»  
 «Postal\_Address\_\_3»  
 «Postal\_Address\_\_4»

## 2021/2022 Rating Strategy and Update Regarding Rating Equity

«PROPERTIES» - Lot «LOT\_NO» «Street\_Name»«Street type», «SUBURB»

Dear «Salutation»

We wrote to all ratepayers on 14 September 2020 to advise that the Shire of Serpentine Jarrahdale (“the Shire”) is reviewing the method of valuation which is applied to properties within the district in order to make a submission to the Minister. This was being done to ensure the Shire is levying rates equitably.

Subsequent to the above, at a Special Council Meeting held on 14 December 2020 Council resolved as follows:

*That Council:*

1. *Noting the correspondence dated 8 December 2020 received from the Minister for Local Government, DOES NOT proceed with the Rating Equity Project as outlined in the project plan and communication strategy adopted by Council at the 20 July Ordinary Council Meeting.*
2. *REQUESTS that the Shire President and Chief Executive Officer engage with the State Government to identify options and a way forward to address rating inequity in the Shire in the longer term.*
3. *REQUESTS that the Chief Executive Officer write to all property owners in the Shire to advise them of Council’s resolution on this matter.*

As can be seen from the above resolution Council has requested I write to all ratepayers in the Shire regarding this matter.

The Shire President and Officers will be engaging with the new Minister for Local Government in June to start to identify options and a way forward to address rating inequity in the Shire in the longer term. Notwithstanding this throughout this year’s annual budget process, the Shire has continued to look at ways to address rating equity in the Shire in the shorter to medium term.

At the Ordinary Council Meeting held 21 June 2021 Council endorsed a Rating Strategy and is seeking your feedback on this document. At the same meeting Council also adopted the

Statement of Rating Objectives and Reasons for the 2021/2022 rating year along with new Differential Rating Categories, Rate in the Dollar and Minimum Payments for public consultation.

Detailed below is the differential rates Council proposes to impose for the 2021/2022 financial year:

Rate Category	Rate in Dollar (Expressed as cents in \$)	Minimum Payment
GRV Residential	0.103321	\$1,276
GRV Commercial / Industrial	0.117763	\$1,434
GRV Vacant	0.189295	\$972
UV General	0.004135	\$1,383
UV – Rural Residential (NEW)	0.004342	\$1,750
UV – Commercial/Industrial (NEW)	0.006203	\$1,750
UV Intensive Farmland	0.008270	\$1,750

These proposed rates are based on a desire to ensure a more equitable approach to rating in the Shire and accordingly includes some changes to the current year rating strategy, the most significant of which are:

- GRV Residential rate in the dollar proposed to be **reduced to less** than the current year equivalent rate in the dollar for residents and ratepayers in the City of Armadale;
- Re-introduction of a Rural Residential UV rating category for rural properties 4,000sqm to 50,000sqm to be 5% higher than the base UV rate and a minimum rate of \$1,750. For context the average residential GRV rate excluding those on a minimum rate is \$1,764; and
- Introduction of a Commercial/Industrial UV category with a rate 50% higher than the base UV rate for rural properties used predominantly for commercial/industrial purposes.

Of 12,395 properties within the Shire, these changes will deliver a small reduction in rates for 8,236 and no change to 1,148 properties. The remaining 3,011 properties will see an average increase of \$297 as the Shire moves to address its funding requirements in an equitable way.

These changes will have the following effect on your properties:

Rating Year	Rates Levied (or Proposed)	Rating Category Applied (or Proposed)
2020-2021		
2021-2022		

Finally, the Shire will continue to work with the State Government to address rating equity in the longer term.

Council is inviting you to make a submission on the Rating Strategy and Differential Rates proposed for the 2021/22 financial year. View the documents and make your submissions here: [yoursaysj.sjshire.wa.gov.au](https://yoursaysj.sjshire.wa.gov.au).

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 16 July 2021 and will be presented to Council for formal consideration.

Yours faithfully

Paul Martin  
Chief Executive Officer