

Council Policy – Trotting Complex Precinct Concession

Responsible Directorate	Corporate Services
Responsible Business Unit/s	Financial Services
Responsible Officer	Manager Finance
Affected Business Units	Financial Services

Objective

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. This Policy outlines the eligibility criteria for a Trotting Complex Precinct concession.

Scope

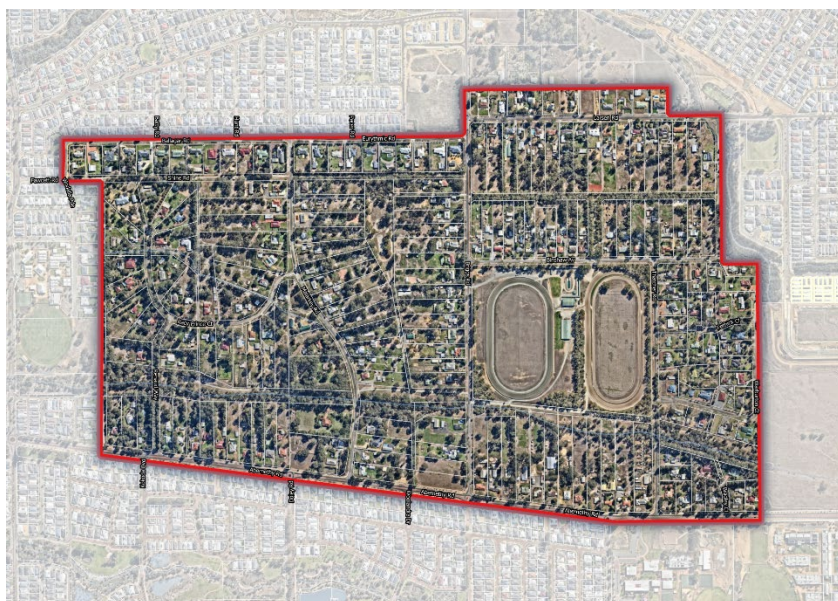
This policy outlines the criteria that must be met to be eligible for the Trotting Complex Precinct concession.

Policy

1. Criteria

To be eligible for the Trotting Complex Precinct concession, the following criteria must be satisfied and can be done so by completing the application form as found in Appendix 1:

- The property must be within the boundaries as shown below and includes the Byford Trotting Complex:



AND;

- b) Provide satisfactory evidence of the property owners involvement in the horse racing industry. This includes, but is not limited to
 - i. Current horse trainer licence details and;
 - ii. Membership of Byford Trotting Complex and;
 - iii. Proof of regular use of Byford Trotting Complex and;

OR

- c) Is the Byford Trotting Complex.

2. Other

Once the application has been received and the conditions in Section 1 have been met, Officers will consider the application to ensure that it meets the following criteria:

- a) The applicant ordinarily resides on the property.
- b) Where the applicant is a tenant and liable to pay the Council rates on the property, a copy of the lease stating that they are required to pay Council rates will need to be provided (Note: the applicant will only be eligible for the concession if all of the above conditions have been satisfied).
- c) To be eligible, all rates and services, and other charges owing to the Shire, for this property, must be paid, and no current and prior years amounts are to be outstanding.
- d) The Trotting Complex Precinct concession provides for a concession of 30% off the rate in the dollar.
- e) The concession does not apply to the minimum rate set for that properties rating category. If after discounting the rate by 30%, the property is on minimum rates, then the minimum rate will apply.
- f) All information submitted for consideration by landowners will be considered confidential.
- g) With the exception of the 2025/26 financial year in which the whole year will be granted, following this the concession will be granted from the date the application is received.
- h) A review will be conducted in a two year cycle, and applicants will be required to reapply at every review.
- i) If the property sells, then the Trotting Complex Concession will be reviewed to determine if it is still applicable. If found to be no longer be valid the concession will no longer be granted until a new application is received.
- j) The postal address on the application should match the property on which the application is being made. Proof of residence can also be in the following forms;
 - i. Driver license
 - ii. Copy of utility expense where your mailing address is the respective property
 - iii. If in the case, a company owns the property, a director must reside at the property.

Definitions

Ordinarily Resides means as being your ordinary place of residence with residing being to dwell permanently, or for a considerable time, to have one's settled or usual abode, to live in a particular place.

Trotting Complex Precinct is the area defined in the map under Section 1(a)

Related Documents

- Trotting Complex Precinct Concession Application Form (E25/6361)

Legislation / Local Law Requirements

- *Local Government Act 1995*

Amendment Record

Relevant Delegations		Nil.	
		Date	Resolution Number
Council Adoption			
Version	Date	Resolution Number	Amendment Details

Appendix 1

Trotting Complex Precinct Concession Application Form

Please complete the below application forms and attached any supporting documentation.

Property Details

Property Address:	
Assessment Number (if known):	
Owner/s Full Name(s):	
Postal Address (if different):	
Contact Phone Number:	
Email Address:	

Eligibility Criteria

To qualify for the 30% Trotting Complex Precinct Rate Concession, you must demonstrate active professional involvement in the horse racing industry.

Please provide relevant supporting documentation (tick all that apply):

- ☐ Current horse trainer licence details
- ☐ Membership of Byford Trotting Complex
- ☐ Proof of regular use of Byford Trotting Complex
- ☐ Proof of residence (if postal address is different to Property Address only)

Declaration

I/We declare that:

- The information provided in this application is true and correct.
- I/We are actively engaged in professional horse racing activities associated with the above property.
- I/We understand that Council may request additional information or conduct checks to verify eligibility.
- I/We understand that this application is only valid for 2 years and I/we will need to reapply for the concession every 2 years.

Name: _____ Signature: _____ Date: _____

Name (if joint owner): _____ Signature: _____ Date: _____

Submission Instructions

Return to:
Rates Department
Shire of Serpentine Jarrahdale
6 Paterson Street
MUNDIJONG WA 6123
Email: rates@sjshire.wa.gov.au