



Differential Rates 2024/25

Objects and Reasons

OBJECTIVES OF AND REASONS FOR PROPOSED DIFFERENTIAL RATES

For the year ending 30 June 2025

Introduction

The following Objects and Reasons are provided in accordance with Section 6.36 of the Local Government Act 1995 (the Act) and Council's "Notice of Intention to Levy Differential Rates" to advertise the Objects and Reasons for the differential rates as part of the 2024/2025 Budget process on various categories of properties within the Shire.

Rates

Rates are levied on all rateable properties within the boundaries of the Shire of Yilgarn in accordance with the Local Government Act 1995. The overall objective for the raising of the proposed rates and charges in the 2024/2025 Budget is to provide for the funding requirements of the Shire's services, activities, financing costs and the current and future capital requirements of the Shire considering the Ten-Year Long-Term Financial Plan. The application of differential rating maintains equity in the rating of properties across the Shire.

Council will implement the following differential rating categories:

- Gross Rental Value Residential/Industrial
- Gross Rental Value Commercial
- Gross Rental Value Mine Sites
- Gross Rental Value Single Persons Quarters (SPQ)
- Unimproved Values Rural
- Unimproved Values Mining

Valuations

Landgate is the statutory authority responsible for the valuation process in accordance with the provisions of the Local Government Act 1995 and the Valuation of Land Act 1978 (as amended). The rate in the dollar (RID) will be based on the general valuations as supplied by the Valuer General in respect to Gross Rental Values (GRV) and Unimproved Values (UV) effective from 1 July 2024 and as amended by interim valuations received after this date.

Gross Rental Valuations (GRV)

GRV properties are reviewed every 5 years as per the Valuation of Land Act 1978 (as amended), with the latest review being effective 1 July 2024.

Unimproved (UV)

UV properties are reviewed on an annual basis, effective 1 July each year.

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For the year ending 30 June 2025

Objections to Valuations

There are provisions for ratepayers to lodge an objection to valuations within 60 days of the issue of the rate notice. Any objection to a valuation should be on the grounds that the valuation is unjust or incorrect and not simply based on the quantum of rates payable.

Further information and brochures on objection procedures are available from Landgate by visiting their website at www.landgate.wa.gov.au. Ratepayers are also encouraged to contact the Shire Office to discuss their valuation concerns prior to lodging any formal objection.

Rating Yield Objective

In setting the rate in the dollar for each category, Council has taken into consideration the following factors:

Main Source of Revenue

Rates are the main source of revenue for the Shire of Yilgarn. Given that Grants, Fees and Charges, Investment Earnings and Other Revenue sources are limited it is important the current level of rates revenue is maintained if Council is to continue service delivery and re-new its asset base. The Shire seeks to impose rates for each category in an equitable and principled manner.

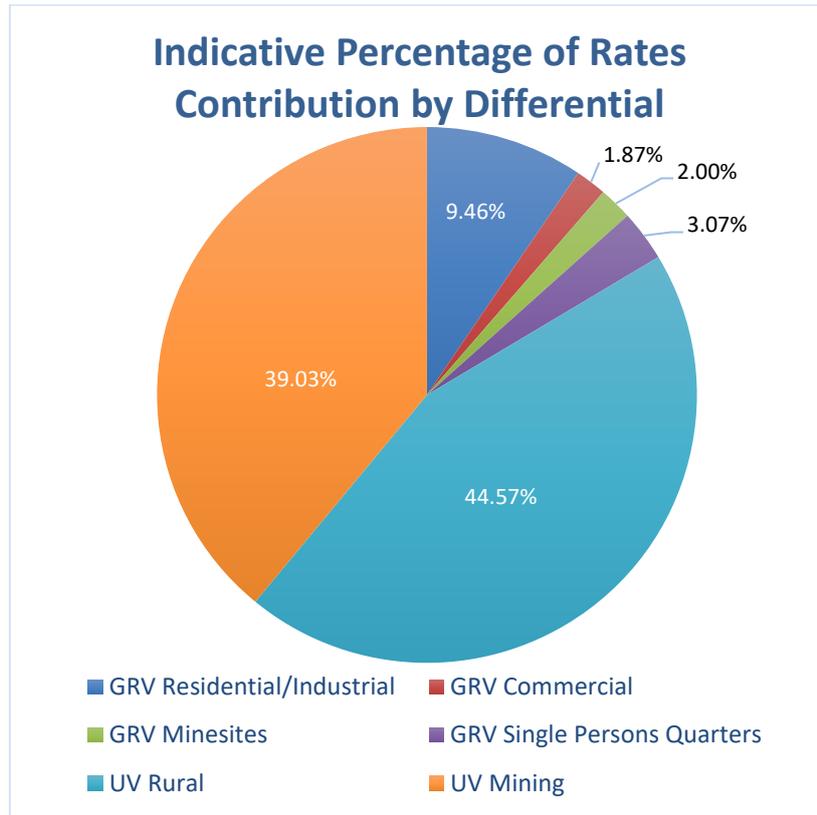
Asset Management

The Shire has, under its management, approximately 331 kilometres of sealed roads and 2,481 kilometres of gravel roads. The Shire also owns numerous public buildings including; Administration Building; Senior Citizens Centre; Town Halls; Swimming Pool; Bowls/Tennis facility; Southern Cross Recreation Centre; Childcare Facilities; Public Toilets; Shire Depot; Aged Housing; Staff Housing; Medical Centre; Museum; Caravan Park, Community Resource Centre / Library and numerous sporting and community facilities. Many of these facilities require substantial upkeep due to their age.

2024/25 Budget Proposal

The following are the proposed Differential General Rates and Minimum Payments for the Shire of Yilgarn for the 2024/25 financial year, to be effective from 1 July 2024:

Land Category	Rate – Cents in the Dollar	Minimum Payment
GRV Residential/Industrial	11.9201	\$600
GRV Commercial	8.3912	\$450
GRV Minesites	16.7821	\$450
GRV Single Persons Quarters	16.7821	\$450
UV Rural	1.2814	\$450
UV Mining	15.2914	\$450



GRV – Gross Rental Value

Category 1 – Residential/Industrial GRV

The Residential/Industrial GRV rate category applies to all properties zoned residential and industrial and includes all GRV properties that do not fall within the categories of Commercial, Minesite and Single Persons Quarters.

OBJECT: The object of this differential is to ensure that all residential and industrial ratepayers make a reasonable contribution towards the services and facilities provided and maintained by the Shire for the benefit of residents. This differential rate is to be the base rate by which all other GRV rated properties are assessed.

REASONS (why the rate differs from other categories): Revenue derived from this category is to assist funding the service levels expected of the community, achieving the Strategic Community Plan and minimum standards of performance to which the Council will be measured by the State Government and others.

The proposed rate of 11.9201 cents in the dollar represents a 2.5% increase on those imposed in 2023/24.

As 2024/25 is a GRV revaluation year, depending upon valuation outcomes, a greater or lesser rate in the dollar may be utilised to maintain an overall 2.5% rate raised increase.

Category 2 – Commercial GRV

The Commercial GRV rate category is levied on properties with a commercial land use.

OBJECT: The object of this differential rate is to apply rates to all income producing facilities, raising revenue to fund costs associated with the services provided to these properties.

REASONS (why the rate differs from other categories): Additional costs associated with servicing commercial activity including car parking, landscaping, and other amenities. Other costs associated with tourism and economic development activities have a benefit to these ratepayers. Lower rate in the dollar compared to Residential/Industrial to reflect the economic circumstances associated with doing business in a remote location. This will encourage retention of commercial activities during current economic circumstances, providing diversification of the economy and opportunity for local employment.

The proposed rate of 8.3912 cents in the dollar represents a 2.5% increase on those imposed in 2023/24.

As 2024/25 is a GRV revaluation year, depending upon valuation outcomes, a greater or lesser rate in the dollar may be utilised to maintain an overall 2.5% rate raised increase.

Category 3 – Minesites GRV

The Minesites GRV rate category covers all Mining Leases with improvements on the land.

OBJECT: The object of this differential rate is to raise additional revenue to fund cost impacts to the Shire of the mining sector.

REASONS (why the rate differs from other categories): Supports the large investment that the Shire of Yilgarn makes in road and road drainage infrastructure to service remote mining activities on rural roads throughout the municipality and reflects the extra maintenance, impacts and frequency that is required to ensure a minimum level of serviceability above that normally required to meet the needs of farmers (Rural UV). Additional costs associated with monitoring of environmental impacts of clearing, noise, dust, and smell.

The proposed rate of 16.7821 cents in the dollar represents a 2.5% increase on those imposed in 2023/24.

As 2024/25 is a GRV revaluation year, depending upon valuation outcomes, a greater or lesser rate in the dollar may be utilised to maintain an overall 2.5% rate raised increase.

Category 4 – Single Persons Quarters (SPQ) GRV

The Single Persons Quarters (SPQ) GRV rate category is levied on properties with a transient workforce accommodation land use.

OBJECT: The object of this differential rate is to ensure that non-residential workers who spend a significant portion of the year in the Shire contribute to services and facilities within the community.

REASONS (why the rate differs from other categories): Patrons and employees of these premises are consumers of services and facilities, however unless they are also property owners within the Town, they are not contributing to the costs of providing the services and facilities. Mass Accommodation properties have the potential to have a greater impact on Council services/assets than other properties due to their number of occupants in a relatively small land parcel.

This differential rate is intended to maintain the relativity comparative to residential rates and provides an average rate per accommodation unit of less than Council's proposed minimum payment.

The proposed rate of 16.7821 cents in the dollar represents a 2.5% increase on those imposed in 2023/24.

As 2024/25 is a GRV revaluation year, depending upon valuation outcomes, a greater or lesser rate in the dollar may be utilised to maintain an overall 2.5% rate raised increase.

Although not submitted as rationale for the basis of the above rate in the dollar, nor rates proposed to be levied, it should be stated that Council remains committed to a philosophy that the operational workforce(s) associated with resource interests centralised around mining, construction and maintenance should be housed in normal residential properties within the town boundaries.

It is only through this that the Shire benefits from an integrated and normalised residential workforce and thereafter the community and society benefit from greater participation in community activities, including sporting and cultural bodies, and higher participation rates in volunteerism and sport. Additionally, a residential workforce will mean greater utilisation of State and Federal Government facilities and services such as education, health and social services leading to increased service viability.

UV – Unimproved Value

Category 5 - Rural UV

The Rural UV rate category is applied to all rural properties which do not fall into one of the other categories. The valuations of UV properties are reviewed on an annual basis by Landgate.

OBJECT: The object of this differential rate is to be the base rate by which all other UV rated properties are assessed.

REASONS (why the rate differs from other categories): Raise revenue to provide for rural infrastructure and services in addition to the Town services, facilities and infrastructure which are available to be accessed by the properties in this category. The Shire has a continuing focus on development and diversification of agricultural properties in the Region, encouraging development of tourism and land care activities to further diversify the local economy from the effects of the downturns associated with mining activity.

The proposed rate of 1.2813 cents in the dollar represents a 2.5% increase on those imposed in 2023/24.

Category 6 – Mining UV

The Mining UV rate category is levied on properties with a prospecting, exploration, and mining land use.

OBJECT: The object of this differential rate is to raise additional revenue to fund cost impacts to the Shire of the mining sector.

REASONS (why the rate differs from other categories): Supports the large investment that the Shire of Yilgarn makes in road and road drainage infrastructure to service remote mining activities on rural roads throughout the municipality and reflects the extra maintenance, impacts and frequency that is required to ensure a minimum level of serviceability above that normally required to meet the needs of farmers (Rural UV). Additional costs associated with monitoring of environmental impacts of clearing, noise, dust, and smell.

The proposed rate of 15.2914 cents in the dollar represents a 2.5% increase on those imposed in 2023/24.

Minimum Rates

The proposed minimum rates are as follows:

Rate Category	2023/24 Actual	2024/25 Proposed
GRV – Residential / Industrial	\$600	\$600
GRV – Commercial	\$450	\$450
GRV – Mine sites	\$450	\$450
GRV – Single Persons Quarters	\$450	\$450
UV – Rural	\$450	\$450
UV - Mining	\$450	\$450

The object and reason for the minimum rates is to ensure that all property owners in the Shire of Yilgarn are levied a unified and equitable minimum amount. It is also recognition that all rateable properties receive some minimum level of benefit from the works and services provided by the Shire.

Submissions

Submissions addressed to the Chief Executive Officer, Shire of Yilgarn, PO Box 86, Southern Cross 6426 by electors or ratepayers in respect of the Intention to Levy Differential Rates may be made to Council within twenty-one (21) days of this notice and close 4pm on Thursday 23rd May 2024.