



## PUBLIC NOTICE

### NOTICE OF INTENTION TO LEVY DIFFERENTIAL RATES FOR 2024/2025

In accordance with Section 6.36 of the Local Government Act 1995, notice is hereby given with respect of the intention of the Shire of Wagin to adopt the following rates in the dollar for Gross Rental and Unimproved Value differential and minimum rates for each category for the 2024/2025 financial year:

Proposed Rates for 2024/2025		
Rate Category	Rate in the Dollar (Expressed as Cents in \$)	Minimum Rate
GRV Non-Commercial / Industrial	0.093002	\$675
GRV Commercial / Industrial	0.123227	\$675
UV General	0.003877	\$675

The figures shown above are estimates only and may change as part of Council's budget deliberations and consideration of any submissions received from electors and ratepayers.

A statement of objectives and reasons for adopting these rates is available for inspection on the Shire's website, [www.wagin.wa.gov.au](http://www.wagin.wa.gov.au) and at the Shire Office at 2 Arthur Road, Wagin.

Anyone wishing to make a written submission is invited to lodge their submission with the Shire no later than 4.30pm on Friday, 19 July 2024. Please address your submission to the Chief Executive Officer.

By Post Shire of Wagin, PO Box 200, Wagin WA 6315

By Email [shire@wagin.wa.gov.au](mailto:shire@wagin.wa.gov.au)

In Person 2 Arthur Road, Wagin during business hours Mon – Fri 8.30am to 4.30pm

  
DR KENNETH PARKER  
CHIEF EXECUTIVE OFFICER

27 JUNE 2024



## Objectives and Reasons for Proposed Differential Rates for the 2024/25 Financial Year

In accordance with Section 6.36 of the Local government Act 1995, the Shire of Wagin is required to publish its Objectives and Reasons for the implementing of differential rates.

The Shire of Wagin intends to impose differential general rates and minimum payments for the 2024/25 financial year as summarised in the following table:

Rate Category	Rate in the \$	Minimum Payment
GRV – Non-Commercial/Industrial	\$0.093002	\$675
GRV – Commercial/Industrial	\$0.123227	\$675
UV General	\$0.003877	\$675

### **Overall Objective**

The purpose of the levying of rates is to meet the Council's budget 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 Wagin. The application of differential rating maintains equality in the rating of the properties across the Shire, enabling the Council to provide facilities, infrastructure and services to the entire community and visitors.

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

The Local Government Act 1995 determines that properties of a non-rural purpose be rated using Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Value General determines the GRV for all properties within the Shire of Wagin every five to six years and assigns a GRV. A revaluation was carried out in 2022 with the valuation effective from 1 July 2022. Interim valuations are provided monthly to the Council by the Valuer General for properties where changes have occurred. In these instances, Council recalculates the rates for the affected properties and issues interim rate notices.

The following categories of GRV are proposed for the 2024/25 financial year:

**GRV – Non-Commercial/Industrial**

This rating category consists of properties which have a predominantly residential use. The object of the rate for this category is to be the base by which all other GRV rated properties are assessed. The reason is to ensure that all ratepayers make a reasonable contribution towards works, services and facilities within the Shire. The proposed rate in the dollar for this category is 9.3002 cents, with a minimum rate of \$675.00.

**GRV- Commercial/Industrial**

This rating category consists of properties used predominantly for Commercial or Industrial purposes that are located within the townsites. The object of the rate for this category is to raise additional revenue to fund the costs associated with the higher level of service provided to the properties in this category. The reason is that the Shire incurs higher costs to service these areas including carparking, landscaping and other amenities. In addition, costs associated with tourism and economic development activities are incurred by council that also have a benefit to these ratepayers. The proposed rate in the dollar for this category is 12.3227 cents, with a minimum rate of \$675.00.

**Unimproved Value (UV)**

Properties that are predominantly of a rural purpose are assigned an Unimproved Value that is supplied and updated by the Valuer General on an annual basis.

**UV**

The Shire of Wagin has one UV category. Included in this category are properties that are used exclusively for rural use – either residential or commercial and mining tenements. The reason for this rating category is to ensure that all ratepayers make a reasonable contribution to the cost of providing works, services and facilities within the Shire. The proposed rate in the dollar for this category is 0.3877 cents, with a minimum rate of \$675.00.

**Summary**

In arriving at the proposed rates in the dollar Council has attempted to balance the need for revenue to fund essential services, facilities and infrastructure to the entire community.

Any submissions by electors or ratepayers in respect of the proposed Differential Rates and Minimum Payments should be addressed to the Chief Executive Officer, Shire of Wagin and lodged by 4.30pm Monday 22 July 2024.

All submissions may be sent to PO Box 200 WAGIN WA 6315 or hand delivered to the shire administration 2 Arthur Rd WAGIN or [shire@wagin.wa.gov.au](mailto:shire@wagin.wa.gov.au)

Ratepayers are welcome to contact the Shire Finance Department regarding the differential rating categories on 9861 1177 or email [donna.fawcett@wagin.wa.gov.au](mailto:donna.fawcett@wagin.wa.gov.au)

The full schedule of rates raised is shown in the table below, which assumes a 3.4% increase in the quantum of rates raised over the 2023/24 financial year.

RATES MODELLING with Differential GRV Rates 3.4% increase in line with CPI									
Annual Budget 2024/2025									
(Figures exclude discount and write-offs)									
General Rates:	# of Prop	Rate in the \$	Budget 2023/2024	Interim Changes & Back	Total Budget 2023/2024	Actual 2023/2024	# of Prop	Rate in the \$	Proposed Budget 2024/25
GRV Non-commercial	680	8.9977	787,536	4,000	791,536	788,358	680	9.3002	816,817
GRV Commercial	66	11.9453	190,288	0	190,288	190,497	65	12.3227	196,300
Unimproved Value (UV)	298	0.4803	1,572,980	0	1,572,980	1,571,898	285	0.3877	1,617,798
<b>Subtotal</b>	<b>1,044</b>		<b>1,572,980</b>	<b>0</b>	<b>2,554,804</b>	<b>2,550,753</b>	<b>1030</b>		<b>2,630,916</b>
<b>Minimum Rates</b>									
								Minimum Rate \$	
GRV Non-commercial	131	650	87,100	0	87,100	87,100	131	675	88,425
GRV Commercial	14	650	9,100	0	9,100	9,100	15	675	10,125
Unimproved Value (UV)	86	650	57,200	0	57,200	57,200	99	675	66,825
<b>Subtotal</b>	<b>231</b>		<b>153,400</b>	<b>0</b>	<b>153,400</b>	<b>153,400</b>	<b>245</b>		<b>165,375</b>
<b>TOTAL</b>	<b>1,275</b>		<b>1,726,380</b>	<b>0</b>	<b>2,708,204</b>	<b>2,704,153</b>	<b>1275</b>		<b>2,796,291</b>