

CCSP2 Shire Rating Policy



November 2017

This policy was adopted by Council to set governing principles in place that align the strategic direction of the organisation with community values and aspirations.

The Revenue Policy relates to the following Strategic Outcome of the Community Strategic Plan 2036

5.2 Effective and integrated strategy, planning, financial and asset management.

Objectives

1. To implement an easy to understand rating policy for all properties within the Shire of Augusta Margaret River.
2. Provide for fair and equitable rating with administrative efficiency in its application.

Differential Rating

The Shire of Augusta Margaret River applies differential rating pursuant to Section 6.33 of the *Local Government Act 1995*. The application of differential rating is primarily applied as determined by the zoning of the property under the Shire's Local Planning Scheme (LPS1).

Statutory Requirement

Local government has a role in ensuring rating principles of the *Local Government Act 1995* (the Act) are correctly applied so that land used for rural purposes is rated on its Unimproved Value (UV), and similarly land used for non-rural purposes is rated on its Gross Rental Value (GRV). Section 6.28 of the Act differentiates between the two methods of valuation available dependent upon the predominant use of the land.

Objections and Appeals process

In accordance with legislation, objections to the rate record may be lodged on the basis there is an error in the rate record, the land is not rateable land or the characteristics of the land used for rating purposes are not correct.

Any objection to the application of the UV Tiered differential rating UV1, UV2 and UV3 based

on the number of non-rural uses approved on a property is to be submitted in writing addressed to the Chief Executive Officer, Po Box 61, Margaret River WA 6285. The objection is to state the characteristics of the land recorded in the rate record as the basis for imposing the category and reasons why the rate should be deleted and other characteristics substituted.

Policy

In reviewing the use of land, local government will adhere to the guiding principles of Objectivity, Equity and Fairness, Consistency, Transparency and Administrative Efficiency.

- **Objectivity** where an objective assessment of relevant criteria is used to determine the predominant use of the property, external parties will be in a position to understand how and why a particular determination was made.
- **Equity and Fairness** will be inherent within rating principles, where each property will make a fair contribution to rates based upon an appropriate method of valuation that reflects predominant use.
- **Consistency** will be applied within the whole of the Shire, with like being treated in a like manner, according to usage classifications.
- **Transparency** in that the method to determine land valuation, systems and procedures are clearly documented and available for public inspection.
- **Administrative Efficiency** by implementing sustainable rating principles and procedures whilst maintaining cost effective use of Council resources to levy and collect rates and maintain accurate and timely records.

Land Use Rating Table

To provide guidance to ratepayers on the likely rating category for their property, the attached table associates land use zones and land use classes detailed in LPS1 with the Shire’s Differential Rating categories.

The Shire will apply a differential rating system based on the zoning and/or land use of a property in accordance with State Planning Legislation and LPS1.

RATING METHODOLOGY	
Residential Zones - Future Development - Residential General GRV	the use of the land is prima-facie non-rural and a GRV differential rate will apply to the whole property, as determined by the Shire’s differential rating categories.
Residential Zone -Rural Residential Rural Residential GRV	the use of the land is prima facie non-rural and a GRV differential rate will apply to the whole property, as determined by the Shire’s differential rating categories.

<p>Commercial Zones</p> <ul style="list-style-type: none"> - Service Commercial - Town Centre - Village Centre <p>Commercial GRV</p>	<p>the use of the land is prima-facie non-rural and a GRV differential rate will apply to the whole property, as determined by the Shire's differential rating categories.</p>
<p>Industrial Zones</p> <ul style="list-style-type: none"> - Industry - Composite Industry <p>Industrial GRV</p>	<p>the use of the land is prima-facie non-rural and a GRV differential rate will apply to the whole property, as determined by the Shire's differential rating categories.</p>
<p>Tourist Zones</p> <ul style="list-style-type: none"> - Chalet & Camping - Caravan Park - Tourism <p>Tourism GRV</p>	<p>the use of the land is prima-facie non-rural and a GRV differential rate will apply to the whole property, as determined by the Shire's differential rating categories.</p>
<p>Rural Zones</p> <ul style="list-style-type: none"> - Priority Agriculture - General Agriculture - Cluster Farm 	<p>Over 5 hectares (UV differential): the predominant use of the land is prima-facie rural and a UV differential rate will apply to the whole property, as determined by the number of non-rural uses of the land and the Shire's differential rating categories.</p> <p>5 hectares or less (General GRV): predominantly used for rural- residential lifestyle opportunities with very limited rural use or deemed to be of a size that would require activities of a non-rural purpose to provide economic sustainability, then a GRV differential rate will apply to the whole property, as determined by the Shire's differential rating categories.</p> <p>Over 5 hectares (General GRV): where the property has mixed rural and non- rural activities and the predominant use is prima-facie non-rural then a GRV differential rate will apply to the whole property, as determined by the Shire's differential rating categories.</p>
<p>Conservation Zone</p> <p>UV Differential</p>	<p>where properties undertaking activities of a conservation purpose and for which that activity is predominant over any other activity on the land a UV differential rate will apply to the whole property, as determined by the Shire's differential rating categories.</p>
<p>Special Use Zones</p>	<p>Special Use Zones are set out in Schedule 4 of the LPS 1 and are in addition to the zones in the LPS 1 Zoning Table. Special Use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme. The prima facie use of the land is non-rural and the predominant use of the land will determine the GRV differential rating category to be applied to the whole property.</p>

DEFINITIONS

General Definitions	as per Local Planning Scheme 1 (LPS1) Schedule 1 dictionary of defined words and expressions section 1.
Land Use Definitions	as per LPS1 Schedule 1 dictionary of defined words and expressions section 2.

LEGISLATION

LGA s6.39 Rate Record	<p>(2) A local government –</p> <p>(a) is required, from time to time, to amend a rate record for the current financial year to ensure that the information contained in the record is current and correct and that the record is in accordance with this Act; and</p>
LGA s6.40 Effect of amendment to rate record	<p>(1) Where the rate record in relation to any land is amended under section 6.39 (2) as a result of a change in –</p> <p>(a) the rateable value of; (b) the rateability of; or (c) the rate imposed on,</p> <p>That land, the local government is to reassess the rates payable on the land and give notice to the owner of the land of any change in the amount of rates payable on the land.</p>
LGA s6.76 Grounds of objection	<p>(1) a person may, in accordance with this section, object to the rate record of a local government on the ground –</p> <p>(a) that there is an error in the rate record –</p> <p>(i) with respect to the identity of the owner or occupier of any land; or</p> <p>(ii) on the basis that the land or part of the land is not rateable land;</p> <p>or</p> <p>(b) if the local government imposes a differential general rate, that the characteristics of the land recorded in the rate record as the basis for imposing that rate should be deleted and other characteristics substituted.</p>

(2) An objection under subsection (1) is to –

(a) be made to the local government in writing within 42 days of the service of a rate notice under section 6.41;

(b) identify the relevant land; and

(c) set out fully and in detail the grounds of objection.

Application

This policy is to apply to all properties within the Shire of Augusta Margaret River and is the responsibility of the Director of Corporate and Community Services.

Document and version control table

Strategic outcome	5.2 Effective and integrated strategy, planning, financial and asset management.	
Responsible Directorate	Corporate and Community Services	
Authority of original issue	Council	
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Contact officer	Coordinator Revenue and Customer Service	
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1.0	20/10/2014	Adopted by Council OM2014/101
1.1	22/11/2017	Corporate Style Guide new template applied Reviewed and adopted by Council OM2017/296