

SHIRE OF ASHBURTON



NOTICE OF INTENTION TO LEVY DIFFERENTIAL RATES 2014/15

In accordance with section 6.36 of the Local Government Act 1995, the Shire of Ashburton hereby gives notice of its intention to impose the following differential rates and minimum payment.

Rate Code Description	Rate in the \$
GRV Residential	0.037736
GRV Commercial	0.047162
GRV Tourism	0.047162
GRV Community	0.037736
GRV Industrial	0.047162
GRV Workers Accommodation Facilities	0.047162
UV Pastoral	0.031575
UV Commercial	0.347697
UV Industrial	0.347697
UV Tourism	0.153130
UV Mining Leases	0.347697
Minimum Payment	\$560.00

Submissions are invited from electors and ratepayers in respect of the proposed rates, minimum payment and any related matters by 12:00 noon Tuesday 1 July 2014

Submissions are to be addressed to the Chief Executive Officer, PO Box 567, Tom Price WA 6751 or via email soa@ashburton.wa.gov.au.

Electors and ratepayers may view a document describing the objects and reasons for, each proposed rate and the minimum payment at the Shire of Ashburton offices during normal working hours or at www.ashburton.com.au

Neil Hartley
Chief Executive Officer

SHIRE OF ASHBURTON



PROPOSED DIFFERENTIAL RATES 2014/15 Objects and Reasons:

In accordance with Section 6.36 of the *Local Government Act 1995*, the Shire of Ashburton is required to publish its Objects and Reasons for implementing Differential Rates.

OVERALL OBJECTIVE

The purpose of the levying of a rate/s is to meet 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. If valuations alone were used to determine rate income a number of inequities would become apparent.

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 Ashburton. The application of differential rating introduces and maintains equity in the rating of properties across the Shire.

The differential rates in the dollar proposed, are an attempt to balance the need for revenue required to fund essential services, facilities and infrastructure and an equitable distribution of rates.

Rate Code Categories:

Rate Code Description	Rate in the \$
GRV Residential	0.037736
GRV Commercial	0.047162
GRV Tourism	0.047162
GRV Community	0.037736
GRV Industrial	0.047162
GRV Workers Accommodation Facilities	0.047162
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Minimum Payment	\$560.00

Rate Code Categories Descriptions:

GRV Commercial / Industrial / Tourism \$ 0.047162

These categories cover properties that have a predominant land use of commercial / industrial nature (including Hotels, Shops, Restaurants and Offices) and land is used for providing a tourism service, including Roadhouses, Tourist Centres, Caravan Parks and Holiday Accommodation.

This rate in the dollar has been set to acknowledge the heavy use of infrastructure and other Council assets and services to Commercial/Industrial and Tourism properties. It is the basis from which other GRV differential rates in the dollar are calculated.

GRV Workers Accommodation Facilities \$0.047162

A new rate code was introduced in 2013/14 to capture all Worker Accommodation Facilities that may become rateable on a GRV basis throughout the financial year. Work in progressing in this area and at this stage no properties are being rated under this category.

This rate in the dollar is the same as the rate in the dollar set for GRV Commercial / Industrial and Tourism.

GRV Residential / Community \$0.037736

These categories covers properties that have a predominant land use of residential and land which is predominately used for organisations involved in activities for community benefit (including Arts and Craft facilities, Youth Centres, Day Care Centres, Sporting Grounds/Clubs (that do not run a commercial business/kitchen), Health & Emergency Service facilities).

This rate has been set to allow the Shire to receive funds required to provide services and facilities, it is discounted 20% below the GRV Commercial / Industrial / Tourism rate to recognize that residential rates are generally not a tax deduction to the property owner.

UV Mining Leases / Commercial / Industrial \$0.347697

This category includes land with Mining Tenements (including (Exploration Licences, General Purpose Leases, Mineral Leases, Mining Leases, Petroleum Exploration Permits, Petroleum Production Licences)

For Commercial/Industrial properties the predominant use of land is for mining purposes/mining infrastructure (including crown leases).

This rate in the dollar has been set to acknowledge that much of Council's civil infrastructure is being developed to meet the demands of these industries, and funding is require to maintain and renovate/revitalize/rejuvenate this infrastructure.

It will also be the basis from which other UV differential rates in the dollar will be calculated.

UV Tourism \$0.153130

This category applies to four assessments that are tourism ventures located within the Shire. The land is predominately used for providing a tourism service, including Caravan Parks and Holiday Accommodation.

A significant discount has been applied to this rate code to recognise the unusually low impact these properties have on Shire infrastructure and amenities. Additionally the rate is comparatively higher to offset the relatively low property valuations in this category.

UV Pastoral \$0.031575

This rating category applies to all Pastoral leases that have been granted by the WA State Government.

A significant discount has been applied to this rate code to recognise the impact these properties have on Shire infrastructure and amenities. Additionally the rate is low to offset the relatively high property valuations in this category.

Mining Payment

This has also increased from \$550 by \$10, to \$560, to reflect a CPI increase. The proposed minimum payment ensures that all ratepayers are contributing an equitable amount, regardless of their property value, for services provided by the Shire.

Submissions Invited

Ratepayers or Electors wishing to submit comments regarding this proposal are advised their written submissions addressed to the Chief Executive Officer must be received by **12:00 noon Tuesday 1 July 2014**.

Neil Hartley
Chief Executive Officer
PO Box 567
Tom Price WA 6751

soa@ashburton.wa.gov.au