

2025/2026 Financial Year

Objects and Reasons for Proposed Differential Rates and Minimum Payments

Introduction

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

Overall Objectives

The objective of Council's rates is to collect revenue on an equitable basis in order that services to ratepayers can be provided throughout the Shire. The rates are raised to achieve a balanced budget. 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 Moora. The application of differential rating maintains equity in the rating of properties across the Shire, enabling the Council to provide facilities, infrastructure and services to the entire community and visitors.

Council has considered the Key Values contained within the Rating Policy Differential Rates (s.6.33) March 2023 released by the Department of Local Government Sport and Cultural Industries, being:

- Objectivity
- Fairness and Equity
- Consistency
- Transparency and administrative efficiency

A copy of the policy can be obtained from

<https://www.dlgsc.wa.gov.au/department/publications/publication/rating-policy-differential-rates>

Council strives to deliver on the objectives of its long-term strategic plans. A big part achieving these goals is consistency and efficiencies. We are committed to ensuring our community is sustainable going into the future and that we can continue to deliver quality services and infrastructure to our community.

Based on current calculations the proposed rating for the 25/26 period will deliver \$5,332,882. Council has reviewed its expenditure and considered efficiency measures as part of its budget deliberations that will assist in managing the overall budget. In particular the following actions have been undertaken:

- A continued focus by officers in leveraging council resources to attract grant funding.
- Multi skilling employees
- Continued training of employees to improve their knowledge and productivity.
- Purchase modern equipment that is designed to do the job, reducing down time and reduce maintenance costs.
- Resource sharing where possible.

The following are the proposed Differential General Rates and Minimum Payments for the Shire of Moora for the 2025/26 financial year:

Rate Category	Minimum Rates \$	Rate in \$
GRV – General	838	0.102330
UV – Rural	838	0.004671
UV – Urban Farmland	838	0.008326

Gross Rental Value (GRV)

The Local Government Act 1995 determines that properties of a Non-Rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Valuer General determines the GRV for all properties within the Shire of Moora every three years and assigns a GRV. The current valuation is effective from 1 July 2024. Interim valuations are provided monthly to Council by the Valuer General for properties where changes have occurred (i.e. subdivisions or strata title of property, amalgamations, building constructions, demolition, additions and/or property rezoning etc). In such instances Council recalculates the rates for the affected properties and issues interim rates notices.

GRV – General (781 Properties)

Consists of properties predominantly within the townsite boundaries and is valued by the Valuer General on a GRV basis. This category is considered by Council to be the base rate by which all other GRV properties are assessed. The properties were last assessed by the Valuer General on 1 July 2024. The rate reflects an adequate contribution to the rate burden on the Shire to deliver services, carry out maintenance of public facilities and infrastructure and to meet the objectives as set out in the Strategic Community Plan and other statutory requirements.

The rate in the \$ of 0.102330 has been set to ensure that the proportion of total rate revenue derived from GRV properties remains consistent with previous year and in recognition of the above.

Minimum Rates – GRV General (166 Properties)

The setting of minimum rates within rating categories is an important method of ensuring that all properties contribute an equitable rate amount. A minimum of **\$838** has been set for the GRV- General category. The minimum rate reflects an adequate contribution to the rate burden on the Shire to deliver services, carry out maintenance of public facilities and infrastructure and to meet the objectives as set out in the Strategic Community Plan and other statutory requirements.

The minimum rate for the GRV-General category is set to ensure that less than 50% of the properties in this category are on the minimum rate to ensure compliance with Section 6.35 of the Local Government Act 1995.

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 from 1 July of the current year. The rate in the dollar set for the UV-Rural category forms the basis for calculating all other UV differential rates.

UV – Rural (426 properties)

Consists of properties that are exclusively for rural use and is considered to be the base rate by which all other UV rated properties are assessed.

The rate in the \$ of **0.004671** has been set to ensure that broadacre farming properties, and used for grazing or cropping, are not adversely affected by the valuation changes of small rural holdings.

Minimum Rates – UV Rural (98 Properties)

The setting of minimum rates within rating categories is an important method of ensuring that all properties contribute an equitable rate amount. A minimum rate of **\$838** has been set for the UV-Rural category.

The minimum rate for the UV-Rural category is set to ensure that less than 50% of the properties in this category are on the minimum rate to ensure compliance with Section 6.35 of the Local Government Act 1995.

UV – Urban Farmland (37 properties)

The rate in the \$ of **0.008326** has been set to ensure that the proportion of total rate revenue derived from rural small holdings remain consistent with previous years and recognises the demand on Shire infrastructure and services from the activity on UV Urban Farmland properties.

Minimum Rates – UV Urban Farmland (35 Properties)

The setting of minimum rates within rating categories is an important method of ensuring that all properties contribute an equitable rate amount. A minimum rate of **\$838** has been set for the UV-Urban Farmland category.

The minimum rate for the UV-Urban Farmland category is set to ensure that less than 50% of the properties in this category are on the minimum rate to ensure compliance with Section 6.35 of the Local Government Act 1995.