

Notice of Intention to Levy Rates 2020-21

(Including statement of Rating Information)





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1. Proposed Rates

		Rate in \$ Cents	Minimum
Gross Rental Value	7.3662	\$663	
Unimproved Value – Pastoral/Special Leases	8.5900	\$230	
Unimproved Value – Mining Leases	17.1800	\$430	

2. 2020/2021 Rates – “Objects and Reasons”

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

OVERALL OBJECTIVE

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.

The basis for calculation of rates is the Gross Rental Values (GRV) and Unimproved Values (UV) provided for each individual property in the Shire by the Valuer General’s Office. UV’s for rural properties are provided every year and GRV’s for residential, commercial and industrial properties are generally provided every three years.

Council has considered the key values contained within the Rating Policy Differential Rates (s.6.33) March 2016 released by the Department of Local Government and Communities, being:

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

A copy of the policy can be obtained from

<https://www.dlqc.wa.gov.au/Publications/Pages/Rating-Policy-Differential-Rates.aspx>

Council has reviewed its expenditure and considered efficiency measures as part of its budget deliberations. In particular, to improve efficiency and reduce expenditure Council has:

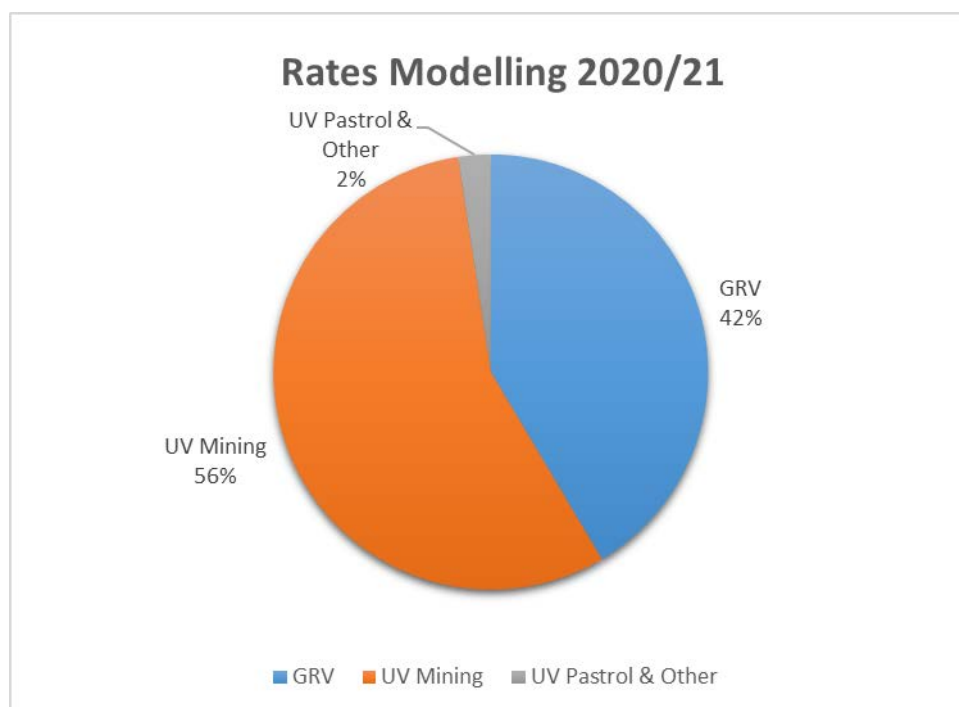
- reviewed the need for and remuneration of each position as vacancies arise;
- reviewed capital expenditure and deferred as appropriate;
- continued to install energy efficient fixtures and equipment;
- reviewed light fleet and plant; and

- undertakes reviews of public building usage and service levels.

Council has determined its required rates yield after reviewing all revenue sources, expenditure and efficiency measures as part of its budget deliberations.

Zoning and land use codes are stipulated by the Shire's Town Planning Scheme No 4 (TPS4) which was adopted in December 2005. In TPS4 all land outside of townsites is zoned rural (hence have UV valuations) and the land uses are mining, pastoral and special leases. The exception to this is the recent gazetting of accommodation units on some mine sites by the Department of Local Government, to allow for GRV valuations. Within the townsites the zonings include residential, industrial, town centres in Newman and Marble Bar and the transient workforce accommodation. Nullagine Townsite is classed as one zone only allowing mixed use. Townsites have GRV valuations.

The graph below represents the total rates to be levied under the proposed differential rates categories and the contribution for each category.



GROSS RENTAL VALUE PROPERTIES

	Rate in \$ Cents	Minimum
Gross Rental Value - General	7.3662	\$663

This category applies to all properties that are rated using the Gross Rental Valuation method, and excludes any other properties also rated on this basis that are included in other Gross Rental Valuation differential rating categories.

The objective for this category aligns with the overall objective, and is the main source for the rating of properties with a Gross Rental Valuation, which is to provide for the shortfall in revenue required to enable Council to provide works and services in the coming financial year after taking into account all non-rate sources of revenue.

UNIMPROVED VALUE PROPERTIES

UV Properties are assessed annually by Council to determine that the land is primarily undeveloped and used for rural purposes.

The following rate categories have been established.

	Rate in \$ Cents	Minimum
Unimproved Value – Mining Leases	17.1800	\$430
Unimproved Value – Pastoral/Other	8.5900	\$230

Mining

The object and reason of the proposed rate in the valuation dollar is to ensure that the proportion of total rate revenue derived from mining related activities reflects the financial impact associated with activities from these assessments, which is generally considered higher than other assessments.

This rate in the valuation dollar is applicable to mining related assessments and includes, although is not limited to, mining tenements, permits, drilling reservations, leases or licences held, extracting, processing or refining of minerals and the extraction, processing or refining of fuel sources.

UV – Pastoral /Other

This category applies to all properties that are rated using the Unimproved Valuation, and excludes any other properties also rated on this basis that are included in other Unimproved Valuation differential rating categories.

The objective for this category aligns with the overall objective, and is the main source for the rating of properties with Unimproved Valuations, which is to provide for the shortfall in revenue required to enable Council to provide works and services in the coming financial year after taking into account all non-rate sources of revenue.

Submissions Invited

Ratepayers or Electors are invited to make a written submission in respect of the proposed rates by 4pm on Friday, 19th June 2020.

Jeremy Edwards
Chief Executive Officer