



Additional Rating Information and Objects & Reasons – 2023/24

Rates are a primary source of revenue for the City of Busselton (City) and are imposed on all rateable land within its district so as to provide revenue to fund the services and facilities provided to residents, local businesses and visitors.

A single general rate may be imposed on rateable land that has a Gross Rental Value (GRV) or Unimproved Value (UV) type. Alternatively the City can distinguish between land with either value type on the basis of its use, zoning or whether it is vacant land (or other characteristic set out in regulations), or a combination of these factors and apply a differential rate.

A differential rate is generally imposed to ensure that every landowner and business venture makes a reasonable contribution to maintaining and upgrading services and facilities within the district. Also, it is used to maintain relativities between rate groups, giving the ability to moderate varying levels or target driven rating between or for specific rate groups.

For the 2023/24 financial year, the City intends to continue to use differential rates to raise rate revenue and balance Councils 2023/24 Annual Budget, whilst also considering its Long Term Financial Plan (2022/23 to 2031/32) funding requirements. It is intended that for 2023/24 financial year that there will be an average 3.9% increase to each differential rating category.

The amount of rates payable by a property is determined by four factors:

1. the properties valuation type of GRV or UV;
2. the amount of the valuation;
3. the properties differential rating category; and
4. the rate in the dollar or minimum payment of that differential rating category.

All rateable land will have either a GRV valuation for land that is predominantly used for non-rural purposes or a UV valuation for land that is predominantly used for rural purposes. These valuations are provided by the Valuer Generals Office (VGO) in accordance with the *Valuation of Land Act 1978* and are usually revalued every 3 to 6 years for GRV and yearly for UV values. There was a revaluation of all UV's effective from the 1 July 2023.

A property's annual rating assessment is determined by multiplying its GRV or UV by the rate in the dollar as set by Council in its annual budget. Where this calculation is less or equal to the "Minimum Payment", then the "Minimum Payment" is levied on the property. The increases in UV valuations have been taken into consideration as best as possible when setting the 2023/24 rate in the dollar.

The following differential and specified area rates will apply for the 2023/24 financial period:

Differential Rates	Rate in \$	Minimum payment
GROSS RENTAL VALUATION PROPERTIES		
Residential (Improved & Vacant)	\$0.085327	\$1,517
Commercial (Improved & Vacant)	\$0.112218	\$1,517
Industrial (Improved/Vacant)	\$0.119475	\$1,517
GRV Holiday Home	\$0.094813	\$1,576
UNIMPROVED VALUATION PROPERTIES		
UV Rural	\$0.003327	\$1,656
UV Commercial	\$0.006368	\$1,517
Primary Production	\$0.003517	\$1,517
UV Holiday Home	\$0.003289	\$1,822
Specified Area Rates		Rate in \$
Port Geographe	\$0.013964	
Provence GRV	\$0.012739	
Provence UV	\$0.000135	
Vasse	\$0.015803	

All Communications to:

T (08) 9781 0444
E city@busselton.wa.gov.au

Locked Bag 1 Busselton WA 6280
www.busselton.wa.gov.au



If you have any queries on your valuation please call the VGO customer service on (08) 9273 7373 or refer to www.landgate.wa.gov.au/valuations for more information.

Objects & Reasons for Differential Rates

The overall object of the City's differential rates is to raise rate revenue simply, efficiently and equitably. The objects and reasons for each differential rate are as follows:

Differential Rates – Gross Rental Valuations (GRV)

Residential (Improved/Vacant)

The object of this category is to apply a differential general rate or minimum payment to land used or held or zoned for residential purposes. And to act as the City's benchmark differential rate and minimum payment by which all other GRV rated properties are assessed. *The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure and facilities, as well the provision of community services throughout the district.*

GRV Holiday Home

The object of this category is to apply a differential rate or minimum payment to land with a Gross Rental Value that is wholly or partly used or held or zoned for Holiday Home purposes. *The reasons for this rate, which is over and above that for ordinary Residential mentioned above, is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities and services throughout the district.*

Commercial (Improved/Vacant)

The object of this category is to apply a differential rate or minimum payment to land wholly or partly used or held or zoned for Commercial purposes. *The reason for this rate is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities and services throughout the district.*

Industrial (Improved/Vacant)

The object of this category is to apply a differential rate or minimum payment to land wholly or partly used or held or zoned for Industrial purposes. *The reason for this rate is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities and services throughout the district.*

Differential Rates – Unimproved Valuations (UV)

Primary Production

The object of this category is to apply a differential general rate or minimum payment to land used or held or zoned for bona-fide primary production and is to act as the City's benchmark differential rate by which all other UV rated properties are assessed. *The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure and facilities, as well the provision of community services throughout the district.*

UV Rural

The object of this category is to apply a differential rate or minimum payment to land used or held or zoned for non-primary production or non-commercial purposes. *The reason for this rate is to acknowledge that the majority of properties in this category are typically of a rural residential nature and that the level of rating should be more reflective of such use.*

UV Holiday Home

The object of this category is to apply a differential rate or minimum payment to land with an Unimproved Value that is wholly or partly used or held or zoned for Holiday Home purposes. *The reason for this rate is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities and services throughout the district.*

UV Commercial

The object of this category is to apply a differential rate or minimum payment to land with an Unimproved Value that is wholly or partly used or held or zoned for commercial purposes. *The reason for this rate is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities and services throughout the district, and to achieve a fair and equitable level of rating between commercial properties within both the UV and GRV differential rating categories.*

Change of ownership/address

By virtue of the provision of Section 9.68 of the Local Government Act 1995, when a person whether as principal or agent, sells or otherwise disposes of rateable land in the district of a Municipality, the principal or agent shall, within 21 days after the sale or disposal, provide to the Council written notice of the sale with a plan or description of the land and the name and address of the purchaser.

A Local Government is required to issue the owner of rateable land a Rate Notice and this is deemed to have been effected if delivered to the address shown in the rate book for the owner at the time of delivery. It is therefore important to provide the City's rating section with your current mailing address.

All Communications to:

T (08) 9781 0444
E city@busselton.wa.gov.au

Locked Bag 1 Busselton WA 6280
www.busselton.wa.gov.au

