



Additional Rating Information and Objects and Reasons – 2026/27

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

A single general rate may be imposed on all rateable land with a Gross Rental Value (GRV) or Unimproved Value (UV) type. Alternatively, the City can distinguish between land based on its use, zoning and / or whether it is vacant land (or other characteristic set out in regulations) and apply a differential rate.

A differential rate is generally imposed to ensure that every landowner makes a reasonable contribution to services and facilities within the district. It is also used to maintain relativities between rate groups, and provides the ability to vary levels between, or for, specific rate groups.

For the 2026/27 financial year, an average 7% increase has been applied to the rate in the dollar and minimum payment for all differential rating categories (DRC) except Unhosted Short Term Rental Accommodation (USTRA) (Formerly Holiday Home). An average 15.8% increase has been applied to the USTRA rate in the dollar and minimum payment respectively.

The proposed rate increases will provide for the delivery of quality services and facilities now and into the future and support continued maintenance of the City's substantial asset base. The City intends to contribute 3% (increased from 2% in 2025/26) of total rates revenue to fund the New Sport and Recreation Facilities reserve fund.

The increase to Unhosted USTRA is intended to improve parity between it and traditional tourism accommodation in the commercial rating category, with the proposed new rate in the dollar for the GRV USTRA equivalent to 90% of the GRV Commercial rate.

How are rates calculated?

A property's annual rating assessment is determined by multiplying its GRV or UV valuation amount by the rate in the dollar for the differential rating category. Where this calculation is less or equal to the "Minimum Payment", then the "Minimum Payment" is levied on the property.

All rateable land will have either a Gross Rental Value (GRV) valuation for land that is predominantly used for non-rural purposes or an Unimproved (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 years for GRV and yearly for UV values. Effective from 1 July 2026 new UV valuations with an average overall increase of 13.80% will apply. These valuations were assessed by the VGO as of 1 August 2025.

The increase in UV valuations has been taken into consideration with 2026/27 rate in the dollar setting being lowered accordingly. If a property's UV has increased above or below the average however, then this property's rates will be above or below the intended average increase.

Please call the VGO on (08) 9273 7373 or refer to www.landgate.wa.gov.au/valuations if you have any valuation queries.

Change of ownership/address

It is important to provide the City's rating section with a current mailing address. In accordance with Section 9.68 of the Local Government Act 1995, if rateable land is sold/ disposed of, then Council is to be informed in writing within 21 days of the name and address of the new owner.

All Communications to:

T (08) 9781 0444

fcity@busselton.wa.gov.au

Locked Bag 1 Busselton WA 6280

www.busselton.wa.gov.au



2026/27 Rates

The following differential and specified area rates are proposed to apply for the 2026/27 financial period.

Differential Rates	Rate in the \$	Minimum Payment
GROSS RENTAL VALUATION PROPERTIES		
Residential (Improved/Vacant)	\$0.073245	\$1,842.00
Commercial (Improved/Vacant)	\$0.122773	\$1,842.00
Industrial (Improved/Vacant)	\$0.125880	\$1,842.00
Unhosted STRA	\$0.110496	\$2,550.00
UNIMPROVED VALUATION PROPERTIES		
Primary Production	\$0.003033	\$1,842.00
Commercial	\$0.005637	\$1,842.00
Rural	\$0.002783	\$2,010.00
Unhosted STRA	\$0.003541	\$2,948.00
Specified Area Rates		Rate in \$
Port Geographe		\$0.011161
Provence GRV		\$0.009679
Provence UV		\$0.000146
Vasse		\$0.011931

Objects and Reasons for Differential Rates

The overall object of the City's differential rates is to raise rate revenue in a manner that is simple, efficient and equitable to all ratepayers within the district. The objects and reasons for each differential rating category 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 - Unhosted Short Term Rental Accommodation (USTRA)

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 USTRA (formerly Holiday Home) purposes. *The reasons for this rate, additional to the reasons for the Residential rate category, is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities, and services throughout the district, as well as assist with the compliance costs associated with USTRA. It is also to improve parity between the rating contribution of commercial accommodation providers and USTRA operators.*

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, additional to the reasons for the Residential rate category, is in order to assist with the funding of Tourism, Marketing,*

Commercial (Improved/Vacant) - Continued

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, additional to the reasons for the Residential rate category, 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 - Unhosted Short Term Rental Accommodation (USTRA)

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 USTRA (formerly Holiday Home) purposes. *The reason for this rate, additional to the reasons for the Residential rate category, is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities, and services throughout the district, as well as assist with the compliance costs associated with USTRA. It is also to improve parity between the rating contribution of commercial accommodation providers and USTRA operators.*

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, additional to the reasons for the Residential rate category, is in order 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.*

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