



Additional Rating & Tip Pass Information

Rates are a primary source of revenue for the City of Busselton and are imposed on properties within the district to raise revenue to fund services and facilities for residents and visitors.

The amount of rates payable is determined by four factors: the property's method of valuation of Gross Rental Value (GRV) or Unimproved Value (UV), the amount of the valuation, the property's differential rating category and the rate in the dollar or minimum payment of that differential rating category.

A GRV or UV is applied to land predominantly used for non-rural purposes and rural purposes respectively. Valuations are provided by the Valuer General in accordance with the Valuation of Land Act 1978. Council sets a rate in the dollar in its annual budget which is applied to a valuation to give a property rate liability.

A single general rate may be imposed on all properties in a GRV or UV value category. Alternatively the City can apply a differential rate on a GRV or UV property on the basis of its zoning, use, whether it is vacant land or other characteristic or a combination of characteristics. A differential rate is generally imposed to ensure that every landowner makes a reasonable contribution to the rate burden. Also is it used to maintain relativities between rate groups, assist in achieving a higher or lower level of rating, and also to assist in target driven rating for specific rate groups, like for example holiday homes.

For the 2021/22 financial year it is intended, as in many prior years dating back to the 1980s, to use differential rates to raise rate revenue and balance Councils 2021/22 Annual Budget, whilst also considering its Long Term Financial Plan (2020/2021 to 2029/2030) funding requirements. It is intended that for 2021/22 financial year there will be an average 2.5% increase to each differential rate category. For some properties this increase will be higher due to a change in valuation.

Objects and Reasons for Differential Rates

The overall object of the City's differential rates is to raise rate revenue simply, efficiently and equitably. The 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 and minimum payment to land zoned or used or held 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 and provision of works, services and facilities throughout the City.

Residential Holiday Home

The object of this category is to apply a differential rate and minimum payment to land used or held for holiday home purposes. The reasons for this rate is in order to assist with the funding tourism and marketing and related projects throughout the district.

Commercial/Industrial (Improved/Vacant)

The object of this category is to apply a differential rate and minimum payment to land zoned or used or held for industrial and commercial purposes. The reason for this rate is in order to raise additional revenue to fund tourism and marketing and related projects throughout the district.

Differential Rates – Unimproved Valuations (UV)

Primary Production

The object of this category is to apply a base differential general rate to land zoned or used or held typically for bona-fide farming and is to act as the City's benchmark differential rate by which all other UV rated properties in the City are assessed. The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services & facilities throughout the City.

UV Rural

The object of this category is to apply a base differential general rate to land zoned or used or held typically 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 Commercial

The object of this category is to apply a base differential general rate to land zoned or used or held and used typically for non-agricultural commercial purposes within an agricultural setting. The reason for this rate is to achieve a fair and equitable level of rating between commercial properties within both the UV and GRV differential rating categories.

Specified Area Rates

Port Geographe - A specified area rate of 1.59940 cents in the dollar will apply to all rateable properties within the area known as Port Geographe, in order to meet obligations the City has under a 'Waterways Management' Deed. The rate is applied to all properties within the area of former Town Planning Scheme No.19 based upon a property's GRV.

Provence GRV & UV - A specified area rate of 1.49180 cents in the dollar in respect to rateable land within Council's GRV assessed area, and a specified area rate of 0.01450 cents in the dollar in respect to rateable land within Council's UV assessed area, will apply to all properties within the area known as the Provence subdivision (Busselton Airport North,) in order to hold funds for the maintenance of the approved higher standard of landscaping with the Provence subdivision in accordance with Council Policy 185/3 including future capital replacement of landscaping structures as may be required.

Vasse - A specified area rate of 1.87070 cents in the dollar will apply to all rateable properties within the area known as the Vasse (Birchfields) subdivision, in order to hold funds for the maintenance of the approved higher standard of landscaping with the Vasse (Birchfields) subdivision in accordance with Council Policy 185/3 including future capital replacement of landscaping structures as may be required.

Change of Ownership/ Change of 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.

Rate Concessions

The following rate concessions are to be provided in accordance with Section 6.47 of the Local Government Act 1995:-

Local Government Boundary Adjustment – Properties that are divided by Local Government boundaries are provided concessional treatment to counteract the effects of any minimum payment being potentially applied twice, or rated where the value would raise more than the minimum.

Complimentary Tip Passes

Busselton Transfer Station, Rendezvous Road, Busselton - Open 7.30am - 4.00pm Seven Days a Week. Ph: 0408 933 441

Dunsborough Waste Facility, Vidler Road, Dunsborough - Open 7.30am - 4.00pm Seven Days a Week. Ph: 0417 179 596

Both facilities are closed on Good Friday, Christmas and New Year's Day.

Who can use these passes?

Owners of all households in the City of Busselton, (both urban and rural), are able to use the barcode on their Rate Notice as a Tip Pass to be admitted to the waste facilities until September 30, 2022. Complimentary Tip Passes (cardboard passes) are issued to residents who are experiencing issues receiving or using a barcode for their property.

What can the passes be used for?

The passes are multi-purpose and can be used for loads containing domestic volumes of household and/or green waste, provided that the items are separately disposed of in the correct areas.

Can Tip Passes be used for commercial or business waste?

No. Tip passes (both barcode or complimentary passes) are specifically for domestic waste from that single household only.

Is Vacant Land eligible for Tip Passes?

Yes. Owners of vacant land should now receive tip passes with their rates notice.

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