



## **Statement of Objects and Reasons for Differential Rates and Minimum Payments for the year ending 30 June 2026**

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

### **Overall Objective**

The purpose of the levying of rates is to meet Council's budget requirements in each financial year in order to deliver services and community infrastructure.

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 Dandaragan. 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 when setting the 2025/2026 Annual Rates, the Key Values contained within the Rating Policy Differential Rates (s6.33) March 2016 released by the Department of Local Government and Communities, being:

- Objectivity
- Fairness and Equity
- Consistency
- Transparency and Administrative Efficiency

### **2025/2026 Budget Proposal**

The following are the proposed Differential General Rates and Minimum Payments for the Shire of Dandaragan for the 2025/2026 Financial Year.

PROPOSED 2025 / 2026		
Differential Rating Category	Proposed Rate in \$	Proposed Minimum Charge
GRV - General	\$0.0792	\$1,200
GRV - Commercial & Industrial	\$0.0792	\$1,200
GRV - Tourism & Accommodation	\$0.0792	\$1,200
UV - Tourism & Accommodation	\$0.0037	\$600
UV - General	\$0.0037	\$600
UV - Intensive Agriculture	\$0.0037	\$600
UV - Mining	\$0.1000	\$600
UV - Renewable Energy	\$0.0050	\$600

### 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 Dandaragan every five years and assigns a GRV.

The most recent general revaluation was dated 1 August 2023 and was applied by the Shire on 1 July 2024.

Interim valuations are provided monthly to Council by the Valuer General for properties where changes have occurred (ie subdivisions or strata title of property, amalgamations, building constructions, demolition, additions and/or property rezoning). In such instances Council recalculates the rates for the affected properties and issues interim rates notices.

All GRV properties within the Shire of Dandaragan are categorised as follows:

- GRV Residential – all residential properties with Gross Rental Valuation as the basis of valuation
- GRV Commercial & Industrial - properties valued on a Gross Rental Valuation basis which are predominately used for commercial or industrial purposes
- GRV Tourism & Accommodation - properties valued on a Gross Rental Valuation basis which are predominately used for tourism or accommodation purposes

### 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.

The Shire of Dandaragan UV properties are categorised as follows;

- UV Tourism & Accommodation - properties valued on an Unimproved Valuation basis which are predominately used for tourism or accommodation purposes
- UV General Rural – properties valued on an Unimproved Valuation basis which are predominantly used for non-intensive agricultural purposes
- UV Intensive Agriculture – properties valued on an Unimproved Valuation basis which are predominantly used for intensive agricultural purposes including agriculture intensive, aquaculture, intensive animal husbandry
- UV Mining – properties that are used for mining/gas purposes
- UV Renewable Energy – properties that are hosting major renewable energy projects which generate power to be exported to the State’s power grid.

### **Minimum Rates**

The setting of Minimum Rates within rating categories is an important method of ensuring that all properties contribute an equitable rate amount and are set by taking into account the level of service to be supplied to each area.

### **Special Area Rates**

Council currently does not impose Specified Area Rates.

## Proposed Differential Rates

Following are the objects and reasons for each of the differential rates:

<b>Description</b>	<b>Characteristics</b>	<b>Objects</b>	<b>Reasons</b>
GRV Residential	Residential properties with Gross Rental Value as the basis of valuation.	This rate is to contribute to the cost of services desired by the community. All GRV properties within the Shire have the same rate in the dollar applied.	This is the base rate by which all GRV rated properties are assessed. The Minimum Rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
GRV Commercial & Industrial	Consists of properties valued on a Gross Rental Valuation basis which are predominately used for commercial or industrial purposes.	This rate is to contribute to the cost of services desired by the community. All GRV properties within the Shire have the same rate in the dollar applied.	This is the base rate by which all GRV rated properties are assessed. The Minimum Rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
GRV Tourism & Accommodation	Consists of properties valued on a Gross Rental Valuation basis which are predominately used for tourism or accommodation purposes.	This rate is to contribute to the cost of services desired by the community. All GRV properties within the Shire have the same rate in the dollar applied.	This is the base rate by which all GRV rated properties are assessed. The Minimum Rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
UV Tourism & Accommodation	Consists of properties valued on an unimproved Valuation basis which are predominately used for tourism or accommodation purposes.	The rate is the base rate for UV properties and is set to achieve an equitable contribution to the cost of services desired by the community.	This is considered the base rate above which other UV rated properties are assessed. The rate is proposed in order to levy a rate aligned with the impact on the Shire of servicing these properties i.e. heavy haulage vehicle movements, environmental health and strategic planning. These properties also have access to all other services and facilities provided by the Shire. The minimum rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.

<b>Description</b>	<b>Characteristics</b>	<b>Objects</b>	<b>Reasons</b>
UV General	Consists of properties valued on an Unimproved Valuation basis which are predominantly used for non-intensive agricultural purposes.	The rate is the base rate for UV properties and is set to achieve an equitable contribution to the cost of services desired by the community.	This is considered the base rate above which other UV rated properties are assessed. The rate is proposed in order to levy a rate aligned with the impact on the Shire of servicing these properties i.e. heavy haulage vehicle movements, environmental health and strategic planning. These properties also have access to all other services and facilities provided by the Shire. The minimum rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
UV Intensive Agriculture	Consists of properties valued on an Unimproved Valuation basis which are predominantly used for intensive agricultural purposes including agriculture intensive, aquaculture, intensive animal husbandry.	The rate is the base rate for UV properties and is set to achieve an equitable contribution to the cost of services desired by the community.	This is considered the base rate above which other UV rated properties are assessed. The rate is proposed in order to levy a rate aligned with the impact on the Shire of servicing these properties i.e. heavy haulage vehicle movements, environmental health and strategic planning. These properties also have access to all other services and facilities provided by the Shire. The minimum rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
UV Mining	Consists of properties that are used for mining/gas purposes.	This category is rated higher than UV Tourism & Accommodation, UV General, UV Intensive Agriculture and UV Renewable Energy to reflect the higher costs to Council as a result of these activities.	The higher rate mining properties pay is to ensure they adequately contribute to the cost of Shire services as they are heavy users of the Shire's infrastructure and contribute to its deterioration at a far higher level than other properties. The minimum rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.
UV Renewable Energy	Consists of properties hosting major renewable energy projects which generate power to be exported to the States's power grid.	This category is rated higher than UV Tourism & Accommodation, UV General and UV Intensive Agriculture to reflect the higher costs to Council as a result of these activities.	The higher rate renewable energy properties pay is to ensure they adequately contribute to the cost of Shire services as they are heavy users of the Shire's infrastructure and contribute to its deterioration at a far higher level than other properties. The minimum rate recognizes that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property.

**Submissions**

Submissions are invited from any Elector or Ratepayer with respect to the proposed differential general rates and minimum rates within 21 days of the date of the notice of intent. All submissions must be received in writing by the Shire of Dandaragan by no later than close of business on 8<sup>th</sup> July 2025.

Submissions are to be addressed to the Chief Executive Officer, Shire of Dandaragan, PO Box 676, JURIEN BAY WA 6516 or via email to [council@dandaragan.wa.gov.au](mailto:council@dandaragan.wa.gov.au)

**Brent Bailey**

**Chief Executive Officer**

## Comparison Year on Year

	Adopted RID	Adopted RID	Proposed RID
	2023-2024	2024-2025	2025-2026
GRV General Other	9.248	7.6107	7.9151
GRV General Badgingarra & Dandaragan	9.248	7.6107	7.9151
GRV Commercial & Industrial	-	-	7.9151
GRV Tourism & Accommodation	-	-	7.9151
UV General	0.5439	0.4227	0.3704
UV Tourism & Accommodation	-	-	0.3704
UV Intensive Agriculture	-	-	0.3704
UV Mining	-	-	0.3704
UV Mining Exploration	-	-	10.0000
UV Renewable Energy	-	-	0.5000

	Adopted Min	Adopted Min	Proposed Min
	2023-2024	2024-2025	2025-2026
GRV General Other	1090	1134	1200
GRV General Badgingarra & Dandaragan	822	855	-
GRV Commercial & Industrial	-	-	1200
GRV Tourism & Accommodation	-	-	1200
UV General	607	508	600
UV Tourism & Accommodation	-	-	600
UV Intensive Agriculture	-	-	600
UV Mining	-	-	600
UV Mining Exploration	-	-	600
UV Renewable Energy	-	-	600