



SHIRE OF CARNARVON
AGENDA
SPECIAL COUNCIL MEETING
MONDAY 29 AUGUST 2022

Council Chambers, Stuart Street
CARNARVON, West Australia
Phone: (08) 9941 0000
Fax: ((08) 9941 1099
Website – www.carnarvon.wa.gov.au

NOTICE OF MEETING

Notice is hereby given
Shire of Carnarvon
Special Council Meeting
will be held
on Monday 29 August 2022
Council Chambers, Stuart Street Carnarvon
commencing at 8.00am



Andrea Selvey
CHIEF EXECUTIVE OFFICER

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Carnarvon for any act, omission or statement or intimation occurring during Council/Committee Meetings or during formal/informal conversations with Staff or Councillors. The Shire of Carnarvon disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council/Committee Meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of the Shire of Carnarvon during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Carnarvon. The Shire of Carnarvon warns that anyone who has an application lodged with the Shire of Carnarvon must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of Carnarvon in respect of the application.

INFORMATION ON PUBLIC QUESTION TIME

The following information is provided should you wish to ask a question of Council at the Ordinary Meetings held on a monthly basis.

Please note that questions that have not been filled out on the Submission Form will not be accepted.

- The Local Government Act 1995 allows members of the public to ask questions in regard to any issue relating to the Shire.
- A maximum of 15 minutes will be allowed for public question time and the Presiding Member will allow a maximum of three (3) verbal/written questions per person.
- Prior to asking a question, the speaker must state his/her name and address.
- Members of the public are discouraged from asking questions which contain defamatory remarks, offensive language or questioning the competency of staff or Council members.
- The Presiding Member may nominate a member or officer to answer the question and may also determine that any complex questions requiring research be taken on notice and answered in writing.
- No debate or discussion is allowed to take place on any question or answer.
- A summary of each question asked and the response given will be included in the minutes of the meeting –

Local Government (Administration) Regulations 1996 – Pt 2, r.11 – (in part reads -)

11. Minutes, content of (Act s.5.25(1)(f))

The content of minutes of a meeting of a council or a committee is to include –

(e) a summary of each question raised by members of the public at the meeting and a summary of the response to the question.

Responses to questions that are taken on notice will be responded to as soon as possible.

- If you wish to ask a question, please complete the Public Question Time Submission Form at the back of this information sheet. Alternatively, questions can be submitted in writing to the Shire of Carnarvon 3 days prior to the meeting.

SPECIAL MEETINGS OF COUNCIL

Members of the public are welcome to attend a Special Meeting of Council if open, and ask questions of the Council within the allotted public question time ***subject to the questions being asked only relating to the purpose of the Special Meeting*** (s5.23 of the Act and regulation 12 (4) of the Local Government (Administration) Regulations 1996, the Department of Local Government and Communities Guide to Meetings and Governance Bulletin April 2014 and Guideline No. 3 Managing Public Question Time.)

INDEX

1.0 ATTENDANCES , APOLOGIES & APPROVED LEAVE OF ABSENCE

(The Local Government Act 1995 Section 2.25 provides that a Council may, by resolution, grant leave of absence to a member for Ordinary Council Meetings. The leave cannot be granted retrospectively and an apology for non-attendance at a meeting is not an application for leave of absence.)

2.0 PUBLIC QUESTION TIME

(In accordance with Section 5.24 of the Local Government Act 1995, a 15 minute public question time is made available to allow members of the public the opportunity of questioning Council on matters concerning them. All questions are to be provided on the Public Question Time Submission Form.)

3.0 DECLARATIONS OF INTEREST

(Councillors and Staff are reminded of the requirements of Section 5.65 of the Local Government Act 1995, to disclose any interest during the meeting or when the matter is to be discussed.)

4.0 ITEMS FOR DISCUSSION

4.1 Intention to Impose Differential Rates for 2022/20235

5.0 MATERS FOR WHICH MEETING TO BE CLOSED TO MEMBERS OF THE PUBLIC

6.0 CLOSURE

File No:	ADM0071
Date of Meeting:	29 August 2022
Location/Address:	Shire of Carnarvon
Name of Applicant:	Shire of Carnarvon
Name of Owner:	Shire of Carnarvon
Author/s:	A Selvey, Chief Executive Officer Dallas Wood-Harris – Rates Officer
Declaration of Interest:	Nil
Voting Requirements:	Absolute Majority
Previous Report:	28 June 2022

Authority / Discretion

	Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
X	Executive	The substantial direction setting and oversight role of the Council. E.g., adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
	Legislative	Includes adopting local laws, town planning schemes and policies.
	Quasi-Judicial	When Council determines an application / matter that directly affects a person's right and interest. The judicial character arises from the obligations to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits / licenses.
	Information	Includes items provided to Council for information purposes only that do not require a decision of Council (i.e. – for noting).

Summary of Item:

This item brings the matter of differential rates before Council again due to a legislative requirement for additional information to be presented to Council and the community on the objects and reasons for all rating categories. The officer's recommendation that Council adopt the rate in the dollar and minimum rates for all categories is based on workshops and previous report to Council. The officer's recommendation differs from the 28 June 2022 recommendation only in that it recommends that Council considers proceeding directly to seeking Ministerial approval should no public submissions be received on the differential rates during the 21 day public submission period.

Background:

The purpose of levying rates is to meet Council's budget requirements in each financial year and enables Council to raise the revenue necessary to provide facilities, infrastructure and services to the entire community and visitors of the Shire of Carnarvon.

The rates levied on properties are determined by applying the rate in the dollar to the applicable valuation amount of the properties within the district, and if applicable, applying a minimum rate. The Shire applies a minimum rate to each rating category in accordance with S6.35 of the Act, to ensure that properties with a low valuation still pay a fair and reasonable amount towards the maintenance and continuity of Shire infrastructure and services.

The method of land valuation (GRV or UV) is determined by the Minister for Local Government, Sports and Cultural Industries (the Minister) with individual valuations being provided to the Shire by the Valuer Generals Office (VGO) as part of Landgate. Valuations were revised both upwards and downwards on properties in the past weeks for Intensive Horticulture and upwards on some Mining properties.

The power to set differential rates is contained in the Local Government Act 1995 section 6.33 (1) which provides the ability to differentially rate properties, based land characteristics.

The Department of Local Government, Sports and Cultural Industries (the Department) requires that Council endorse not only the imposition of differential rates, but also the objects and reasons for the imposition of differential rating. The application of differential rates and minimum payments to properties within the Shire maintains equity in the rating of properties.

This report has been prepared to present:

1. The proposed 2022/2023 Differential Rates Model that will reflect the rate in the dollar and minimum rate for each unimproved rating category provided in **Schedule 4.1(a)**.
2. The required public notice for approval which may be advertised for at least 21 days from 1 September 2022 provided in **Schedule 4.1(b)**.
3. The Objectives and Reasons to support the imposition of the proposed 2022/2023 Differential Rates provided in **Schedule 4.1 (c)**.

Consultation:

When this matter was last advertised on 2 July, one public submission from McMahon Mining Title Services Pty Ltd on Council's intent to impose differential rates was received. The submission was provided to Council at the Special Meeting on 4 August with the officer's view that while the submission raised matters relating to the value of the mining sector to the State's economy and the challenges of Covid on the sector, and requested that all government fees are set to reduce costs to doing business in the State, the submission did not address the objects and reasons for the application of a higher rate for the UV Mining such as the impact on roads and the relatively low contribution from this sector to the overall total rate revenue. Therefore, while Council at the Special Meeting on 4 August, resolved to note the submission from McMahon Mining Title Services Pty Ltd but not to change the rate in the dollar as a result of the submission .

This item seeks Council's approval to proceed with advertising for public submissions.

Statutory Environment:

Local Government Act 1995 Section 6.33 Differential general rates and 6.35 Minimum payment

Relevant Plans and Policy:

Corporate Business Plan 2018 – 2022
Strategic Community Plan 2018

Financial Implications:

The proposed uniform general rates and differential rates and minimum payments for the 2022/2023 financial year will raise approximately \$6,322,079 across the categories as follows:

Category	Estimated 2022/23 Rate Revenue across all categories
Mining	\$224,344
UV Pastoral	\$381,583
Horticultural	\$566,459
Residential	\$3,111,449
Commercial/Industrial	\$1,773,339
Special Use/Rural	\$264,903
Total	\$6,322,079

Risk Assessment:

Consequence

P 3 – Risk Tolerance Chart Used to Determine Risk				
Insignificant 1	Minor 2	Major 3	Critical 4	Extreme 5

Likelihood						
Almost certain	A	High	High	Extreme	Extreme	Extreme
Likely	B	Moderate	High	High	Extreme	Extreme
Possible	C	Low	Moderate	High	Extreme	Extreme
Unlikely	D	Low	Low	Moderate	High	Extreme
Rare	E	Low	Low	Moderate	High	High

Risk Category	Description	Rating (Consequence x likelihood)	Mitigating Action/s
Financial	Raising rates and therefore revenue from rates will be delayed.	Low	This item and officer's recommendation aims to expedite the process to the greatest extent possible whilst remaining compliant. DLGSC representatives are advising the Shire on the most efficient way to progress.
Health & Safety	NA	NA	
Reputation	Community sensitivity to Council rate. Rates that are perceived as high have the potential to result in reputational damage. The delay and the readvertising has a detrimental impact on the Shire's reputation.	High	This risk has to be balanced against raising revenue to support Shire operations and service delivery. Officers have kept the total rate revenue to minimum required. Appropriate levels of checking to ensure compliance and fast tracking is being carried out.
Service disruption	NA	NA	
Compliance	The process is non compliant with legislation.	Low	Officers have checked with DLGSC representatives to ensure that all compliance requirements have been met in this updated report.
Property	NA	NA	
Environment	NA	NA	
Fraud	N/A	Low	

Community & Strategic Objectives:

ITEM	OUTCOMES AND STRATEGIES
5.2	The Shire has a high standard of governance and accountability
5.2.1	Robust decision-making by culturally aware, well-informed and supported Councillors
5.2.3	Risks are well managed
5.2.6	Compliance with the Local Government Act 1995 and all other relevant legislation and regulations
5.4	Sound financial and asset management
5.4.4	Financial transactions are accurate and timely

Comment:

The objective of imposing differential rates is to ensure equity across different land uses, especially where values can vary greatly from properties close to townsites and those in more remote areas of the Shire. The ability of Council to apply a different rate in the dollar ensures that all properties make a fair contribution to the required revenue of the Shire.

Applying differential rates can also be used, should Council wish to offset dramatic changes in valuations which come about as part of Landgate's periodical revaluations.

At the end of the 2021/2022 Financial year Landgate revalued the Intensive Horticultural, Mining and Pastoral Land Values. Values of Intensive Horticulture reduced by approximately 36%. Pastoral properties were revalued downwards dependent only on objections lodged by Pastoralists to the existing values.

Reduction in valuations ranged from approximately 10% to 54%. The new values for Pastoral Properties were backdated to include rates raised during the 2020/2021 financial year. This resulted in a refund to Pastoralists of approximately \$82,000. At the end of the 2021/2022 financial year values of Intensive Horticultural Properties further devalued by an average of 11.82% though individual property changes ranged from an increase of 10% to a decrease of 26%.

The proposed differential rates outlined below are set to maintain the relative contributions to general rate revenue for each differential category as applied in the 2021/2022 financial year except for Mining where the increase in actual Rates to raise is higher due to an increase in mining properties from 46 to 64.

Rate Code	Category	Total Props	Rate in the \$	Minimum
02	GRV RESIDENTIAL	1679	11.7872	\$ 1,228.00
04	GRV COMM/IND	324	10.9181	\$ 1,228.00
05	GRV SPEC USE/RURAL	102	11.7872	\$ 1,228.00

Rate Code	Category	Total Props	Rate in the \$	Minimum
01	UV MINING	64	25.9827	\$ 450.00
03	UV PASTORAL	40	11.8312	\$ 1,228.00
06	UV INTENSIVE HORTICULTURE	170	2.7126	\$ 1,228.00

The legislative requirements surrounding the imposition of Differential Rates impose a considerable time factor as the steps following the endorsement of the differential rate are as follows:

- Advertise the proposed differential rates which is 21 days
- Consideration of any submissions received and determine the final differential rates
- Seek Ministerial approval for the differential rates.

As noted above, all this needs to be completed at a time before the adoption of Council's budget for this financial year; hence the reason the differential rates are based upon estimations using:

- the latest valuations from Landgate
- estimated UV increase or not as the case may be, for any valuation objections; and
- estimated rate revenue increases for the next year based on the adopted Corporate Business Plan, budget deliberations to date or other Council approved factors.

An overall increase of 8 percent was applied to the 2018/19 rates yield. A further increase of 6 percent was applied in 2019/20. No increase was levied for the 2020/21 financial year due to COVID relief and a 6% increase was applied for 2021/2022.

For the 2022/2023 financial year an estimated 6% increase has been proposed which will partially offset inflation. In the last 12 months, a CPI at over 7% has applied excluding the Fair Work Commission 5.2% wage increase on 15 June 2022 for minimum wage earners. That increase is expected to have flow on effects to other Salary and Wage earners.

The 6% rate increases were identified through Council's major strategic review undertaken in 2018 and was driven by Council's commitment to deliver on services and projects that have been recognised as key community priorities in both the Strategic Community Plan (SCP) and the Corporate Business Plan (CBP).

Individual property increases and decreases depend on valuations provided to the Shire by the Valuer Generals Office (VGO), and therefore may be different to the overall increase of 6%.

Adoption of the proposal will see a differential rate, which may alter after advertising and seeking submissions from the electorate. The officer's recommendation, based on advice from DLGSC is that Council resolves that, should no public submissions be received, a request be sent to the Minister seeking approval of the differential rate as per this report. If however submissions are received, those submissions will be brought before Council for consideration before any request for approval is forwarded to the Minister.

The actual rate applied will be the differential rates applied for and approved by the Ministerial delegation, unless a variation is approved by the Minister. This is to comply with the Local Government Act 1995 Section 6.33(3).

OFFICER'S RECOMMENDATION PART ONE

That Council, by Absolute Majority, pursuant to sections 6.33 and 6.36 of the Local Government Act 1995 resolves to:

- 1. Publicly advertise its intention to impose differential rates and invites public submissions for a period of twenty-one days commencing on; and***
- 2. Consider any submissions in respect of imposition of differential rates as part of the 2022/2023 Budget deliberations.***

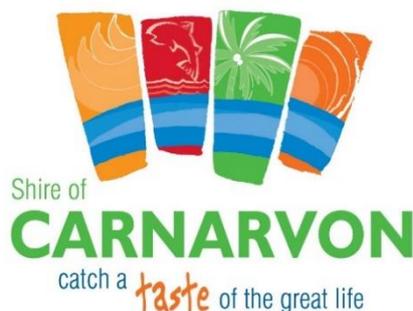
3. *Adopt the objects and reasons of the differential rates as provided in Schedule 4.1 (c) and publish the document on the Shire of Carnarvon official website.*

OFFICER'S RECOMMENDATION PART TWO

That Council, by Absolute Majority, pursuant to s.6.33 and s.6.35 of the Local Government Act 1995 resolves that should no submissions be received during the public submission period, to progress to seeking approval from the Minister for Local Government to impose differential rates for 2022/2023 and for the objects and reasons as provided in Schedule 4.1(c) and to be adopted as part of the 2022/2023 budget.

This table contains a summary of the proposed rates in the dollar and minimum rates:

Category	Rate in the \$		Minimum Rate		Actual Rateable Valuations	Budget Rate Revenue (Inc. Mins)	Estimated Rate Revenue (Inc. Mins)
	21/22	22/23	21/22	22/23	22/23	21/22	22/23
UV Mining	24.512	25.9827	400.00	450.00	848,155	133,801	224,344
UV Pastoral	11.11	11.8312	1158.58	1228.00	3,162,520	271,657	381,583
UV Intensive Horticulture	2.2730	2.7126	1158.58	1228.00	20,882,500	526,414	566,459
GRV Residential	11.12	11.7872	1158.58	1,228.00	25,518,217	2,915,098	3,111,449
GRV Special Use/Rural	11.12	11.7872	1158.58	1,228.00	2,131,665	249,912	264,903
GRV Comm/Industrial	10.30	10.9181	1158.58	1,228.00	16,031,808	1,670,166	1,773,339
TOTALS					68,574,865.00	5,767,048	\$6,322,079



SHIRE OF CARNARVON

NOTICE OF INTENTION TO IMPOSE DIFFERENTIAL RATES

In accordance with Section 6.33 and 6.35 of the Local Government Act 1995, the Shire of Carnarvon hereby gives notice of its intention to impose differential rates and differential minimum rates on all rateable unimproved-valued (UV) properties and gross rental valued (GRV) commercial/industrial properties within its boundaries during the 2022/2023 financial year. The differential rates are imposed based on predominant land use as detailed below (all categories are included for comparison): -

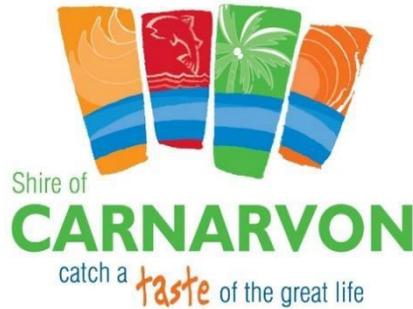
LAND USE CATEGORY	PROPOSED RATE IN \$	PROPOSED MINIMUM
GRV Residential	11.7872 cents	\$1,228.00
GRV Special Use/Rural	11.7872 cents	\$1,228.00
GRV Commercial/Industrial	10.9181 cents	\$1,228.00
UV Mining	25.9827 cents	\$450.00
UV Pastoral	11.8312 cents	\$1,228.00
UV Intensive Horticulture	2.7126 cents	\$1,228.00

The figures stated above are to be sent for Ministerial Approval and are subject to consideration as part of Council's 2022/2023 Budget deliberation.

A document describing the objects and reasons for each proposed general and minimum rate may be inspected at, or obtained from, the Shire of Carnarvon Administration Office, 3 Francis Street Carnarvon between the hours of 9.00am and 4.00pm. Further queries can be directed to the CEO, Andrea Selvey, 08 9941 0000 or by email to selvey.a@carnarvon.wa.gov.au.

Submissions regarding the proposed differential rates and minimums must be received by Tuesday 20th of September 2022.

Andrea Selvey
CHIEF EXECUTIVE OFFICER



OBJECTS AND REASONS FOR PROPOSED DIFFERENTIAL RATES AND MINIMUM PAYMENTS FOR THE 2022/2023 FINANCIAL YEAR

In accordance with Section 6.36 of the *Local Government Act 1995*, the Shire of Carnarvon is required to publish its Objectives and Reasons for implementing Differential Rates

DIFFERENTIAL RATES

Differential rating is the method of applying a different rate in the dollar to a different category of property. This is allowed for and controlled by S6.33 of the Local Government Act 1995 and the Shire applies differential rates according to property usage for UV Rated properties. Properties with a GRV value are rated on a flat rate in the dollar.

Properties in the Shire of Carnarvon are valued with either a Gross Rental Value (GRV) which is used on urban properties around townsites and Unimproved Value (UV) which is predominantly used on rural properties. More information on the different valuation methods can be found on the Valuer Generals website at www.landgate.wa.gov.au

OVERALL OBJECTIVE

The purpose of levying rates is to meet Council's budget requirements each financial year, so it can deliver facilities, services and community infrastructure. Property valuations provided by the Valuer General's Office (VGO) 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 Carnarvon. The application of differential rating maintains equity on the rating of properties across the Shire. Preparation of the annual Budget is informed by two key Council documents, the 10-year Strategic Community Plan and the Long-Term Financial Plan. These documents provide the road map for budget preparation.

Anticipated projects for 22/23 include

- Effectively balancing the following projects within the constraints of the floods of 2021 and heavy rains in 2022
- Continued upgrade and maintenance on unsealed country roads through the capital infrastructure and maintenance programs and the Disaster Recovery Grant of almost \$13,000,000
- Resealing in main streets and on sealed roads
- Installation and/or replacement of cattle grids on rural roads
- Footpath upgrades and expansion
- Flood preparedness project

- Dredging of the Fascine and associated waterways
- Continued Aquatic Centre maintenance and upgrades
- Continued progress towards achieving RV-Friendly status for Carnarvon
- Continued implementation of the playground replacement program
- Project development to expand waste facilities for Carnarvon and Coral Bay
- Staged installation of an integrated water supply infrastructure

Efficiency measures that have been implemented include

- Ongoing assessment of the organisational structure
- Review of position descriptions, remuneration and need for the role as vacancies arise
- Consideration of outsourcing and use of short-term contracts for specialised projects and programs
- The continued pursuit and recovery of outstanding debts including unpaid rates
- Ongoing review of levels of service
- Exploring shared service arrangements
- Enhancing partnerships for improve effectiveness and efficiency

UV MINING

Proposed Characteristics

UV MINING rate applies to all UV Valued properties in the Shire where the predominant use of the land is for mining related purposes or for other general-purpose leases. These properties are usually a result of a mining tenement with common land uses including explorations, mining and prospecting.

Proposed Objects and Reasons

Historically, the number of mining assessments has been in excess of pastoral leases while overall valuations have been around one tenth of pastoral valuations. This low valuation reflects the predominance of lower-value prospecting and exploration leases rather than higher value mining leases.

The object of this differential category is to apply a differential rate to mining related properties in the Shire in order to raise additional revenue to offset the costs associated with reducing and rehabilitating environmental impacts as well as the costs related to the increased maintenance and renewal of assets and infrastructure required by the impact of heavy mining and vehicles. The Shire of Carnarvon recognises that mining related industries create a significant impact on the environment as well as the infrastructure within the Shire compared to properties that fall outside this land use. The reason this category is rated higher than the other two rates is to reflect the higher road infrastructure maintenance costs to the Shire as a result of use of extensive lengths of Shire roads throughout the year, and the relatively low total contribution from this sector to the overall total.

The proposed rate in the dollar for this category is 25.9827 cents, with a minimum payment of \$450.00. It will be applied to 64 of the Shire's rateable properties and deliver 3.5% of the proposed overall anticipated rate income for 2022/2023. 17 of these 64 properties will attract the low minimum rate whilst the properties whose values are higher which reflects their increased usage thereby contributing more to the Shires resources, will attract a higher rate. The average rate revenue of this category is \$3,505.00.

UV PASTORAL

Proposed Characteristics

UV PASTORAL rate applies to all UV Valued properties in the Shire where there is a pastoral lease in place and for properties where the predominant use of the land is for a rural purpose.

Proposed Objects and Reasons

The Shire of Carnarvon recognises a high cost for providing services to pastoral and rural purpose properties within the Shire boundaries compared to properties located closer to townsites. The Shire incurs higher costs for infrastructure maintenance and service provision to UV Pastoral properties as a result of extra vehicle movements on the Shire's Road network due to the location and commercial nature of these properties outside of the town site.

The object of this differential category is to apply a differential rate to pastoral and rural purpose properties in the Shire in order to raise additional revenue to offset the cost of providing and maintaining infrastructure and other Shire services. These properties tend to have a higher valuation than UV Mining properties due to the location and size of the properties. By applying the proposed rate in the dollar to this category, Council takes these associated costs and higher valuation levels into consideration.

The proposed rate in the dollar for this category is 11.8312 cents, with a minimum payment of \$1228.00. It will be applied to 40 of the Shire's rateable properties, with 9 properties attracting the minimum rate, and deliver 6.00% of the proposed overall anticipated rate income for 2022/2023. The average rate revenue of this category is \$9,540.00.

UV INTENSIVE HORTICULTURE (PLANTATIONS)

Proposed Characteristics

UV Intensive Horticulture (Plantation) rating applies to all plantation properties on unimproved land use.

Proposed Objects and Reasons

The Shire of Carnarvon recognises the higher costs incurred for infrastructure maintenance and service provision to UV Intensive Horticultural properties as a result of extra vehicle movements on the Shire's Road network due to the location and commercial nature of these properties outside the town site which places additional pressure on Shire infrastructure assets.

The object of this differential category is to apply a differential rate to intensive horticulture related properties in the Shire in order to raise additional revenue to offset the costs associated with the Shire managing the above issues. Valuations applied to the intensive horticulture properties tend to be higher than those within the other UV rated categories, and in order to ensure equity in rates contribution across all categories Council takes these associated costs and valuation levels into consideration by applying a lower rate in the dollar.

The proposed rate in the dollar for this category is 2.7126, with a minimum payment of \$1228.00. It will be applied to 170 of the Shire's rateable properties and deliver 9% of the proposed overall anticipated rate income for 2022/2023. The minimum rate will not apply as no properties fall within the minimum rates thresholds. The average rate revenue of this category is \$3,332.00.

GRV RESIDENTIAL

Proposed Characteristics

GRV RESIDENTIAL rate applies to all GRV Valued properties in the Shire where the property is designated Residential during the Landgate valuation process and for properties where the predominant use of the land is for housing.

Proposed Objectives and Reasons

The Shire of Carnarvon recognises a cost for providing services to the 1,679 residential properties in the Shire is based on the Uniform General Rate. The Uniform General Rate is calculated on the requirements for the Rate Revenue needed to finance the operations of the Shire and is supported by the anticipated projects for 2022/23 and the efficiency measures that have been implemented along with the identified direction provided by the Strategic Community Plan and the Corporate Business Plan. The application of differential rating to maintain equity on the rating of properties across the Shire also influences the Uniform General Rate.

The proposed rate in the dollar for this category is 11.7872 cents, with a minimum payment of \$1,228.00 with 395 properties on the minimum payment. It will deliver 49.2% of the proposed overall anticipated rate income for 2022/2023. The average rate revenue of this category is \$1,853.00.

GRV SPECIAL USE/RURAL

Proposed Characteristics

GRV SPECIAL USE/RURAL rate applies to all GRV Valued properties in the Shire where the property is designated Special use/Rural during the Landgate valuation process and for properties where the predominant use of the larger blocks of land is for minor rural pursuits, including stock, horses, etc. and contained within the greater townsite.

Proposed Objectives and Reasons

The Shire of Carnarvon recognises a cost for providing services to the 102 special use/rural properties in the Shire is based on the Uniform General Rate. The Uniform General Rate is calculated on the requirements for the Rate Revenue needed to finance the operations of the Shire and is supported by the anticipated projects for 2020/2021 and the efficiency measures that have been implemented along with the identified direction provided by the Strategic Community Plan and the Corporate Business Plan. The application of differential rating to maintain equity on the rating of properties across the Shire also influences the Uniform General Rate.

The proposed rate in the dollar for this category is 11.7870 cents, with a minimum payment of \$1,228.00, 47 properties will be on the minimum payment. The Special Use/Rural category will deliver 4.2% of the proposed overall anticipated rate income for 2022/2023. The average rate revenue of this category is \$2,597.00.

GRV COMMERCIAL/INDUSTRIAL

Proposed Characteristics

GRV COMMERCIAL/INDUSTRIAL rate applies to all GRV Valued properties in the Shire where the property is designated Commercial/Industrial as opposed to GRV Residential or GRV Special Use/Rural during the Landgate valuation process and for properties where the predominant use of the land is for a commercial or industrial purpose.

Proposed Objects and Reasons

The Shire of Carnarvon recognises a cost for providing services to 324 commercial or industrial purpose properties within the Shire boundaries compared to properties classified as Residential or Special Use/Rural located within the townsites. The Council endeavours to provide an incentive to encourage business expansion, development and support within the scope of the rating system. A boost to commercial and industrial properties can have a flow on effect to the wider community.

The object of this differential category is to apply a differential rate to Commercial/Industrial purpose properties in the Shire in order to soften the impact of a significant increase in rates in this category in the 2019/2020 financial year and the detrimental effect on commercial and industrial businesses. These properties tend to have a higher valuation than other GRV properties due to the location and size of the properties. By applying the amended proposed rate in the dollar to this category, Council takes these impacts and higher valuation levels into consideration.

The proposed rate for this category is 10.9181 cents in the dollar with a minimum payment of \$1,228.00 with 59 properties on the minimum payment. It will deliver 28% of the proposed overall anticipated rate income for 2022/2023. The average rate revenue for this category is \$5,473.00.