

City of Vincent

Proposed Differential Rates for Council Rates 2024/25



CITY OF VINCENT

Statement of Objects and Reasons for the Proposed Differential Rates & Minimum Payments for 2024/25

Proposed Differential Rates and Minimum Payments for 2024/25:

Section 6.36 of the *Local Government Act 1995* requires Council to give notices of its intention to levy differential and minimal rates for the 2024/25 Financial Year. Vincent electors and ratepayers are invited to make submissions on the proposed rates, minimum rates, and any related matters.

Council Considerations

Rates levied in the 2024/25 DRAFT budget provides for the shortfall in income required to enable the City of Vincent to provide the necessary works and services in the 2024/25 Financial Year, after taking into account all non-rate sources of income.

The Gross Rental Value (GRV) for the rateable property is determined by Landgate on behalf of the State Government. The General Rate reflects the proportionate allocation of the City's budget deficiency, excluding rates growth, across the total GRV for Vincent Properties.

$$\text{General Rate} = \frac{\text{Budget Deficiency (excluding rates growth)}}{\text{Total GRV for Vincent Properties}}$$

$$\text{General Rate} = \frac{\$44,182,032}{\$551,285,062}$$

$$\text{General Rate} = 0.080144$$

Rationale for differential rating categories

According to section 6.33 of the *Local Government Act 1995* differential general rates are imposed on the following characteristics:

- The purpose for which the land is zoned; and
- A purpose for which the land is held or used; and
- If the land is vacant.

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The table below details the proposed differential rates for the 2024/25 financial year:

Rating Category	Rate in dollar	Minimum rates
Residential	0.0782579	\$1,451.23
Vacant-Residential	0.0844727	\$1,331.75
Vacant-Commercial	0.1421566	\$1,773.27
Other – Commercial/Industrial	0.0737357	\$1,400.59

The GRV is multiplied by the rate in dollar to determine the rates levy for each property.

The following reflects the proposed Objects and Reasons for each differential rating category:

Residential Category:

The *Residential* rate imposes a differential rate on land primarily used for residential purposes.

This rating category reflects the level of rating required to raise the necessary revenue for Council to operate efficiently and provide the diverse range of services. The rate in the dollar has been set at or about the general rate, on the basis that residential properties represent 73% of the total gross rental value of all Vincent properties and therefore they will make a reasonable contribution to the cost of local government services and facilities.

Vacant - Residential Category:

The *Vacant-Residential* rate is imposed on vacant, uninhabitable or undeveloped residential properties that are zoned Residential.

The higher rate in the dollar encourages the development of vacant properties, improving the City's streetscape and stimulates growth and development in the community.

Vacant - Commercial:

The *Vacant-Commercial* rate is imposed on vacant or undeveloped non-residential properties that are zoned Mixed Use, Local Centre, District/Regional Centre, Special Use and Commercial.

The rate in the dollar has been set at or about 177% of the general rate. A higher vacant commercial rate encourages the development of vacant properties, improving the City's streetscape and builds business infrastructure that contributes to the local economy.

Other – Commercial/Industrial:

The *Other – Commercial/Industrial* rate is imposed on non-residential properties that are used for commercial or industrial purposes.

Examples of properties that fall within this category are retail shops, storerooms, car bays, advertisements, wholesalers, warehouses, offices, service stations, hotels, taverns and properties generally used for business purposes.

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The rate in the dollar has been set at or about 92% of the general rate. A lower rate has been designed to support and attract businesses to the City thereby stimulating growth and development in the community.

The objective for minimum rating:

A minimum rate is applied to all differential rate categories within the City of Vincent.

The purpose of the imposition of minimum payment is to ensure that every ratepayer makes a reasonable contribution to the rate burden and recognises that every property receives a minimum level of benefit from works and services provided throughout the City. By adopting a minimum rate, Council takes this benefit into consideration.

For further information:

Enquires can be made to the City of Vincent Rates Department on (08) 9273 6000 or email mail@vincent.wa.gov.au.