

RATING INFORMATION

2025/26 BUDGET RATING INFORMATION

The attached documentation is circulated for the information of Councillors and should be read in conjunction with the 2025/26 budget notes.

VALUATIONS

GRV – GROSS RENTAL VALUE

GRV revaluations are performed every 5 years. The most recent revaluation occurred in 2021/22, resulting in an overall increase of approximately 9%. An application made to the Minister of Local Government in 2024/25 to change the rating method for properties west of the railway line and Rakali Drive has now been approved. These new values will be applied after the initial rates billing run and will be issued as interim rates following receipt of new values from Landgate's valuation services.

UV – UNIMPROVED VALUE

Unimproved Value (UV) properties undergo annual revaluations by the Valuer General's Office. Following a period of small incremental increases, UV valuations have shown continued growth with a 15.42% rise in 2023/24, 8.86% in 2024/25 and 13.26% in 2025/26. The values of larger UV farming properties have experienced particularly notable increases this financial year.

In 2023/24 the Council introduced two new UV differential rating categories aimed at achieving fairness and consistency in rates across the shire. These categories specifically target properties outside the townsite used for light or heavy industry, mining, exploration, extractive industry, renewable energy, or intensive agricultural purposes. The revenue generated from these differential rating categories will be allocated to infrastructure maintenance necessitated by heavy road usage.

OBJECTIVES AND REASONS

Objectives and reasons for each rate code are detailed below:

UV

Desc.	Characteristics	Objects	Reasons
UV General	Properties that are used primarily for rural and farming purposes.	The objective of this category is to ensure that all ratepayers make a reasonable contribution towards the services and facilities provided and maintained by the Shire for the benefit of the residents.	Revenue derived from this category assists in funding the service levels expected by the community, achieving the Strategic Community Plan and minimum standards of performance to which the Council will be measured by the State Government and others.
UV Industry and Mining (excludes activities where a contribution agreement is in place under the Road Traffic Act 1974)	Properties located outside of a townsite that are held for light or heavy industry, mining, exploration, extractive industry and renewable energy facilities.	The object of this category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to properties in this category.	The reason for this rate is the need to offset the higher level of costs associated in servicing these properties, including the costs of transport infrastructure maintenance and renewal/refurbishment, and costs relating to monitoring of land use and environmental impacts.
UV Intensive Agriculture	Properties located outside of a townsite that are held intensive agriculture use.	The object of this category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to properties in this category.	The reason for this rate is the need to offset the higher level of costs associated in servicing these properties, including the costs of transport infrastructure maintenance and renewal/refurbishment, and costs relating to monitoring of land use and environmental impacts.

GRV

Desc.	Characteristics	Objects	Reasons
GRV General	Properties that are used primarily for residential purposes and located within a townsite.	The objective of this category is to ensure that all residential ratepayers make a reasonable contribution towards the services and facilities provided and maintained by the Shire for the benefits of the residents.	Revenue derived from this category assists in funding the service levels expected by the community, achieving the Strategic Community Plan and minimum standards of performance to which the Council will be measured by the State Government and others.

MINIMUM RATES

The Shire imposes a single minimum payment across all rating categories. The minimum payment recognises that all ratepayers have an equal opportunity to enjoy the facilities and services provided by Council, regardless of the value of their property. The recommended model proposes an increase in the minimum rate for both GRV and UV.

- **GRV** from \$1,343 to \$1,390
- **UV** from \$1,343 to \$1,390

A comparison of values at rates billing can be seen in the table detailed below:

	2021/22	2022/23	2023/24	2024/25	2025/26	Difference
GRV	29,765,512	32,500,424	32,766,841	33,311,911	35,515,588	+6.62%
UV	235,962,616	258,801,475	298,721,836	325,217,267	368,336,928	+13.26%

Percentage movements for the previous reporting period were +1.66% GRV and +8.86% UV.

RATING

The overall rates increase equates to 3.5% for 2025/26, 0.25% more than that forecast in Council's Long-Term Financial Plan (LTFP).

This has largely been as a result of the continued compounding impact of past rate freezes (due to COVID19) and below-forecast increases, which created a structural gap in funding.

Additionally, elevated inflation and rising service delivery costs—particularly increases in wages, materials, and insurance—have placed additional pressure on operating expenditure, necessitating a modest adjustment above the LTFP forecast to maintain financial sustainability and service levels.

Attached is a summary of the model by which the 2025/26 budget is based. The model reflects an income ratio of 37.51% of income from UV and 62.49% income from GRV. The ratio has been slightly adjusted from the previous financial year as a result of properties moving from UV to GRV as a result of the approved change of rating method.

TOTAL INCOME	2021/22	2022/23	2023/24	2024/25	2025/26
GRV	\$3,195,648	\$3,357,335	\$3,492,891	\$3,805,021	\$4,078,106
UV	\$1,934,704	\$2,031,914	\$2,319,860	\$2,283,627	\$2,447,822

Rates income increase from rates raised 24/25 to rates raised 25/26 is \$437,280.

2025/26 RATES MODEL

Method	Code	Total Props	UV Value	GRV Value	Min Amts	UV %	GRV	Calculated Rates	Props on Min	Actual Rates to Raise
UV	02	520	\$306,826,284	\$0	\$ 1,390.00	0.6054		\$1,857,526.31	75	\$ 1,898,329.21
	06	67	\$26,184,000	\$16,620	\$ 1,390.00	0.6054		\$158,517.91	1	\$158,993.76
	07	12	\$208,644	\$0	\$ 1,390.00	0.6054		\$1,263.13	12	\$ 16,680.00
	09	5	\$27,114,000	\$0	\$ 1,390.00	1.2107		\$328,269.19	0	\$328,269.19
	12	4	\$5,016,000	\$0	\$ 1,390.00	0.9081		\$45,550.30	0	\$45,550.30
GRV	01	1198	\$0	\$20,821,207	\$ 1,390.00		10.9905	\$2,288,354.86	298	\$2,416,259.76
	03	37	\$0	\$460,694	\$ 1,390.00		10.9905	\$50,632.58	17	\$55,148.59
	04	468	\$0	\$5,979,992	\$ 1,390.00		10.9905	\$657,231.16	137	\$752,853.62
	05	83	\$255,000	\$1,612,041	\$ 1,390.00		10.9905	\$177,171.37	17	\$181,489.99
	08	289	\$0	\$4,672,420	\$ 1,390.00		10.9905	\$513,522.34	75	\$557,049.80
	10	79	\$0	\$603,086	\$ 1,390.00		10.9905	\$66,281.98	77	\$115,303.98
NR	00	260	\$1,387,000	\$1,336,278				\$0	0	\$0
	77	9	\$408,000	\$13,250				\$0	0	\$0
										\$6,525,928.20

UV properties on Minimum	15.13%
GRV properties on Minimum	28.29%

Total Income		
UV	\$2,447,822.46	37.51%
GRV	\$4,078,105.74	62.49%

Minimum		
UV	\$1,343 to \$1,390	3.50%
GRV	\$1,343 to \$1,390	3.50%

2025/26 LIST OF SAMPLE PROPERTIES

Ass	Property Type	GRV/UV	Current Valuation	2023/24		2024/25		2025/26 Proposed		Difference
				\$1,280 Minimum		\$1,343 Minimum		\$1,390 Minimum		
				Rate in \$	Rates	Rate in \$	Rates	Rate in \$	Rates	
A3124	Residential 4 x 2	GRV	\$19,760	10.4568	\$2,066.26	10.9170	\$2,157.20	10.9905	\$2,171.72	\$14.52
A828	Residential 3 x 1	GRV	\$14,560	10.4568	\$1,522.51	10.9170	\$1,589.51	10.9905	\$1,600.22	\$10.71
A1586	Vacant Land	GRV	\$3,660	10.4568	\$1,280.00	10.9170	\$1,343.00	10.9905	\$1,390.00	\$47.00
A452	Residential 4 x 2	GRV	\$18,980	10.4568	\$1,984.70	10.9170	\$2,072.05	10.9905	\$2,085.99	\$13.94
A1283	Residential 3 x 2	GRV	\$15,340	10.4568	\$1,604.07	10.9170	\$1,674.67	10.9905	\$1,685.94	\$11.27
A3403	Rural	UV	\$589,000	0.6942	\$3,526.54	0.6410	\$3,775.49	0.6054	\$3,771.64	-\$3.85
A3956	Rural	UV	\$165,000	0.6942	\$1,520.30	0.6410	\$1,343.00	0.6054	\$1,390.00	\$47.00
A3968	Rural	UV	\$333,000	0.6942	\$2,061.77	0.6410	\$2,143.53	0.6054	\$2,246.03	\$102.50
A413	Rural	UV	\$258,000	0.6942	\$1,485.59	0.6410	\$1,653.78	0.6054	\$1,791.84	\$138.06
A500	Rural	UV	\$1,308,000	0.6942	\$7,545.95	0.6410	\$8,384.28	0.6054	\$9,492.67	\$1,108.39
A2930	Industry & Mining	UV	\$473,000	1.3883	\$5,803.09	1.2815	\$6,061.49	1.2107	\$5,314.97	-\$746.52
A396	Industry & Mining	UV	\$364,000	1.3883	\$4,206.55	1.2815	\$4,664.66	1.2107	\$5,109.15	\$444.49
A3974	Intensive Agriculture	UV	\$1,284,000	1.0413	\$12,401.80	0.9615	\$12,345.66	0.9081	\$12,559.02	\$213.36
A3929	Intensive Agriculture	UV	\$1,933,000	1.0413	\$16,723.28	0.9615	\$18,585.79	0.9081	\$21,049.75	\$2,463.96

PAST RATING STATISTICS

Year	GRV	UV	GRV %	UV %	GRV General	UV General	UV Ind/Mining	UV Agriculture	GRV Min	UV Min	Increase %
2013/14	\$2,148,528.00	\$1,332,456.00	61.72%	38.28%	8.3555	0.5445	0	0	\$800.00	\$800.00	7.95
2014/15	\$2,339,404.00	\$1,453,826.00	62.14%	37.86%	9.0273	0.6017	0	0	\$880.00	\$880.00	8.95
2015/16	\$2,530,028.00	\$1,562,658.00	61.80%	38.20%	9.7211	0.6482	0	0	\$940.00	\$940.00	7.95
2016/17	\$2,724,562.00	\$1,666,356.00	62.05%	37.95%	10.3535	0.7182	0	0	\$1,010.00	\$1,010.00	6.95
2017/18	\$2,900,651.00	\$1,766,712.00	62.15%	37.85%	9.7477	0.7369	0	0	\$1,065.00	\$1,065.00	5.95
2018/19	\$3,034,865.00	\$1,838,960.00	62.27%	37.73%	10.0863	0.7580	0	0	\$1,115.00	\$1,115.00	3.95
2019/20	\$3,119,565.02	\$1,898,349.69	62.17%	37.83%	10.3248	0.7783	0	0	\$1,145.00	\$1,145.00	2.64
2020/21	\$3,128,997.54	\$1,894,648.63	62.29%	37.71%	10.3248	0.7783	0	0	\$1,145.00	\$1,145.00	0.11
2021/22	\$3,195,647.78	\$1,934,704.21	62.29%	37.71%	10.5083	0.8055	0	0	\$1,175.00	\$1,175.00	2.00
2022/23	\$3,357,335.00	\$2,031,914.00	62.30%	37.70%	10.0964	0.7687	0	0	\$1,230.00	\$1,230.00	4.95
2023/24	\$3,492,890.88	\$2,319,860.00	60.09%	39.91%	10.4568	0.6942	1.3883	1.0413	\$1,280.00	\$1,280.00	3.95
2024/25	\$3,805,021.10	\$2,283,626.63	62.49%	37.51%	10.9170	0.6410	1.2815	0.9615	\$1,343.00	\$1,343.00	4.95
2025/26	\$4,078,105.74	\$2,447,822.46	62.49%	37.51%	10.9905	0.6054	1.2107	0.9081	\$1,390.00	\$1,390.00	3.95