



OBJECTS AND REASONS FOR PROPOSED DIFFERENTIAL RATES FOR THE YEAR ENDING 30 JUNE 2027

In accordance with Section 6.36 of the *Local Government Act 1995*, the Shire of Bridgetown-Greenbushes 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 to deliver services and community infrastructure. The Shire of Bridgetown-Greenbushes maintains facilities for and provides services to a diverse and changing district comprising residential, commercial, industrial, rural and mining land.

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 Bridgetown-Greenbushes.

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.

Budget Considerations

As part of its Budget deliberations Council has estimated the Budget deficiency by:

- Assessing and taking into consideration the Shire's Council Plan
- Review the funding allocation included in Council's Forward Capital Works Plan
- Reviewed the Plant Replacement Program
- Consideration of various efficiency measures including but not limited to a review of costs across the organisation

The estimated Budget deficiency will require an increase to the rate yield of 5.04% from the 2025/26 rate yield (adjusted for natural growth).

Principles of Differential Rating

In setting the rates in the dollar Council has considered its existing differential rating categories in line with the key values contained within the Rating Policy Differential Rates (s.6.33 of the *Local Government Act 1995*), being:

- Objectivity
- Fairness and equity
- Consistency
- Transparency and administrative efficiency

Council seeks to ensure that the rate burden is distributed equitably across all ratepayers, taking into account land use, zoning and the level of demand placed on Shire infrastructure and services

RATING CATEGORIES

For the 2026/27 financial year, Council proposes to apply the following differential rating categories.

Gross Rental Value (GRV) Properties

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 Shire of Bridgetown-Greenbushes applies the following differential Gross Rental Value rating categories:

Shire Residential (GRV)

This category comprises properties used predominantly for residential purposes. This category forms the base rate by which other GRV categories are assessed. The rate in the dollar applied is designed to ensure that this category contributes a fair and equitable proportion of the overall rate yield relative to the level of services provided.

Shire Commercial (GRV) (*New category*)

This category comprises properties used predominantly for commercial, business or income-generating purposes, in accordance with the Shire's Local Planning Scheme.

The object of this differential rate is to:

- Align rating with land use and zoning;
- Reflect the higher level of economic activity and infrastructure demand associated with commercial land; and
- Ensure a more equitable distribution of the rate burden across different land uses.

The introduction of this category represents a transition toward a more refined rating structure and improves transparency and fairness in the rating system.

Shire Industrial (GRV) (New Category)

This category comprises properties used predominantly for industrial purposes, including manufacturing, processing, warehousing, logistics and trade-based activities, in accordance with the Shire's Local Planning Scheme.

The object of this differential rate is to:

- Align rating with land use and zoning;
- Reflect the operational characteristics and infrastructure demands associated with industrial land; and
- Ensure that properties with higher impacts on roads, services and infrastructure contribute equitably to the cost of those services.

The introduction of this category further enhances the Shire's ability to apply a fair and transparent rating system that reflects the diversity of land uses within the district.

Mining (GRV)

This category applies to mining leases where improvements exist on the land, including offices, workshops and processing facilities.

The object of this differential rate is to raise additional revenue to contribute towards:

- Increased road maintenance and renewal costs associated with heavy haulage; and
- Additional costs associated with environmental monitoring and regulatory oversight.

Unimproved Value (UV) Properties

The *Local Government Act 1995* indicates that where the land is used predominantly for rural purposes, the unimproved value of the land will be used as the basis for the rates.

Rural (UV)

Consists of properties that are exclusively for rural use, including farming and agricultural activities.

The rate in the dollar applied reflects the level of services provided to rural properties and recognises the extent and nature of infrastructure required to support these areas.

Mining (UV)

Consists of mining prospecting and exploration mining tenements located in the district where no substantial improvements exist.

The higher rate applied reflects the impact of these activities on the district, including:

- Increased use of local road infrastructure by heavy vehicles and equipment;
- Environmental management and monitoring requirements; and

- Administrative costs associated with tenement activity and approvals.

Rate Category	Rate in the dollar \$	Minimum Payment \$
Residential GRV	0.076910	1,290
Mining GRV	0.232929	-
Commercial GRV	0.083391	1,310
Industrial GRV	0.080001	1,300
Shire Rural UV	0.004381	1,590
Mining UV	0.067928	280

In determining the proposed rates in the dollar, Council has sought to balance:

- The need to raise sufficient revenue to fund essential services and infrastructure; and
- The need to limit increases to an affordable and equitable level for ratepayers.

Relativities

Council has reviewed the relativities between rating categories and proposes to adjust these to better reflect:

- Land use and zoning;
- The cost of providing services to each category; and
- The principle of fairness and equity across the district.

This includes the introduction of a separate commercial and industrial categories to more accurately reflect the differing impacts, infrastructure demands and service requirements of these land uses.

Future Review of Rating Categories

Council recognises that land use within the Shire continues to evolve.

In future years, Council may consider further refinement of differential rating categories, including (but not limited to):

- Short-term accommodation (e.g. holiday homes);
- Tourism-based land uses;
- Industrial land; and
- Vacant land categories.

Any changes will be subject to community consultation and Council approval.

SUMMARY

In arriving at the proposed rates in the dollar Council has attempted to balance the need for revenue to fund essential services and facilities with the desire to limit increase for ratepayers to an affordable level in an equitable manner.

PUBLIC SUBMISSIONS

Submissions in respect of the proposed Differential Rates for the 2026/27 financial year by electors or ratepayers in respect of the proposed Differential Rates are invited and should be made in writing to:

Chief Executive Officer

Shire of Bridgetown- Greenbushes,
P.O. Box 271,
Bridgetown WA 6255

Submissions must be received by 5pm Thursday 28 May 2026.

Submissions will also be accepted by email: BTNShire@bridgetown.wa.gov.au or lodge in person at the shires Administration office, 1 Steere Street, Bridgetown.