



Application Form - Rating Policy: Differential General Rates

This form is to be used by local governments for an application to the Minister for Local Government for approval to impose a differential general rate under section 6.33(3) of the *Local Government Act 1995* that is more than twice the lowest differential rate being imposed.

To assist with completing the application form, please ensure that the Rating Policy: Differential General Rates is reviewed. This policy outlines the legislative basis for an application as well as what guides the Minister's decision when considering applications.

The information you provide will be used by the Department of Local Government and Communities for the purpose of assessing the application.

Should you require assistance with completing this form, please telephone the department on (08) 6551 8700 or toll free for country callers on 1800 620 511, or email legislation@dlgc.wa.gov.au. For alternative formats and more information, please visit the department's website at www.dlgc.wa.gov.au.

For a Translating and Interpreting Service (TIS) telephone 13 14 50.

Before submitting this application, please ensure that:

- The matters within the Rating Policy: Differential General Rates have been complied with.
- Separate application forms are used if submitting an Unimproved Value (UV) and a Gross Rental Value (GRV) application.
- Public notice has been for a period of at least **21 days**, not including the date of advertisement.
- All relevant attachments are included (see checklist at the end of this form). It should be noted that applications **will not** be processed until all relevant attachments are received by the department.
- Adequate consultation has been undertaken. If there are less than 30 ratepayers in a category, each ratepayer should be contacted individually.
- Local governments may also wish to view the Rating Processes webinar which is available on the department's [Rating Policies web page](#).

Application Form

The ~~City/Town~~/Shire of Westonia applies to the Minister for Local Government for approval to impose a differential general rate under section 6.33(3) of the *Local Government Act 1995* that is more than twice the lowest differential rate being imposed.

Key Value - Objectivity

1. This application relates to properties proposed to be rated on the basis of:

Gross Rental Value (GRV) **Unimproved Value (UV)**

Complete a separate application for each valuation method.

2. Details of land

Please describe the characteristics of the land that have been used to determine the differential rates, for example zoning, land use, vacant land or a combination of these or other prescribed characteristics (differential general rates can only be applied to land based on these characteristics).

The characteristics of the type of land use described in the GRV is a mining process plant located only one (1km) from the town centre and a mining camp situated in the town.

3. Has there been a change to boundaries of the district within the past five years? If there has been, the Local Government Act provides that the land may be rated according to whether or not the land is in a town-site or in a particular part of a district.

Yes No

Compliance with legislation

4. Have section 6.33(1) of the *Local Government Act 1995* and Financial Management Regulation 52A been complied with? Refer to the policy for details.

Yes No

5. Is this application because the local government proposes to apply a differential general rate which is more than twice the lowest?

Yes No

If no, then an application is not necessary.

6. Outline the proposed differential rates below (must be fully completed)

An excel spreadsheet version of the tables in this question are available on the department’s website.

Rating Category	2015 – 2016				
	rate in \$ (cents)	rateable value (\$)	Number on minimum payments	Number of properties (excluding minimums)	Average per property (excluding minimums)
GRV	5.1699	711,754	24	43	785.62
GRV - Mining	13.8366	1,591,500	nil	2	110,104.50

Rating Category	2016 – 2017					
	rate in \$ (cents)	Percentage (%) change from previous year	rateable value (\$)	Number on minimum payments	Number of properties (excluding minimums)	Average per property (excluding minimums)
GRV	5.4284	5%	711,754	23	44	827.88
GRV - Mining	14.5284	5%	1,591,500	nil	2	115,589.05

Key Value - Fairness and Equity

7. Has council reviewed its expenditure and considered budgetary efficiency measures as part of its budget deliberations?

Yes No

Attachment 1: copy of council minutes

8. Do the objects and reasons clearly explain why each differential general rate is proposed and why it is set at the proposed amount?

Yes No

Attachment 2: copy of the statement of objects and reasons

9. Has council adopted the objects of, and reasons for, each proposed differential rate?

Yes No

Attachment 3: copy of council minutes

10. If a category of ratepayer is significantly contributing to the local government's revenue through fees, charges and other payments, do these same costs form justification for the different rates in the objects and reasons?

Yes No

If yes, please explain:

11. Has the land been revalued by the Valuer General's Office in the past 12 months?

Yes No

If yes, has this been taken into consideration in setting the rate in the dollar for those categories?

Yes No

Please explain:

- 12.** In categories where there were less than 30 ratepayers, has each ratepayer been consulted in writing and provided a 21 day submission period? Each ratepayer should be provided a copy of the department's Rating Policy: Differential General Rates, the objects and reasons, the differential general rate that will apply and a comparison to the previous year.

Yes No Not Applicable

Attachment 4: copies of letters

Rating Policy: Differential General Rates, the objects and reasons, the differential general rate that will apply and a comparison to the previous year not attached but available from admin centre or website.

- 13.** Were any submissions or objections received?

Yes No

Attachment 5: copy of submissions

Attachment 6: copy of council response to each submission

Key Value - Consistency

- 14.** Are properties that are used for the same purpose rated in a similar way?

Yes No

If no, please explain:

- 15.** Do the proposed differential general rates align with the rating strategy in the corporate business plan and long term financial plan?

Yes No

If no, has the council detailed its reasons for deviating from the rating strategy?

Yes No

Attachment 7: copy of council minutes

- 16.** As part of the local governments rating strategy, has consideration been given to the rates being proposed in neighbouring or similar local governments?

Yes No

Please explain:

Key Value - Transparency and Administrative Efficiency

- 17.** Has the local government complied with the Rating Policy – Giving Notice and given public notice of the proposed rates?

Yes No

Attachment 8: copy of the public notice

- 18.** On what date was the public notice given? 25th May 2016

If this is before 1 May, this will have to be readvertised.

- 19.** On what date did submissions close? 16th June 2016

If less than twenty one (21) days (not including the date of advertisement), this will have to be readvertised.

- 20.** Did the public notice contain all of the required information (refer to the policy)?

Yes No

If not, this will have to be readvertised.

- 21.** Has council given full consideration to each submission received?

Yes No Not Applicable

Attachment 9: copy of agenda and council minutes

- 22.** Were any changes made as a result of the submissions or other factors?

Yes No

If yes, please explain:

- 23.** Did council resolve to make this application?

Yes No

Attachment 10: copy of council minutes

Attachments to support the City/Town/Shire's application

Please provide the following attachments along with this application form. If the attachments are not provided, the department will request the documents before the application is progressed.

Attachment Checklist	Check box
Attachment 1: Copy of minutes that reflect that council reviewed and considered budget efficiency measures	<input type="checkbox"/>
Attachment 2: copy of statement of objects and reasons	<input checked="" type="checkbox"/>
Attachment 3: copy of minutes where council adopted the objects and reasons	<input checked="" type="checkbox"/>
Attachment 4: copy of letters to ratepayers where there are less than 30 in a category	<input checked="" type="checkbox"/>
Attachment 5: copy of any submissions received	<input checked="" type="checkbox"/>
Attachment 6: copy of the response to submissions	<input checked="" type="checkbox"/>
Attachment 7: copy of the council minutes that reflect the reason for deviation from the rating strategy in the corporate business plan and long term financial plan	<input type="checkbox"/>
Attachment 8: copy of the public notice	<input checked="" type="checkbox"/>
Attachment 9: copy of the council agenda and minutes where submissions were considered	<input checked="" type="checkbox"/>
Attachment 10: copy of minutes where council resolved to make an application to the Minister	<input checked="" type="checkbox"/>

Contact person: Jamie Criddle
Email: ceo@westonia.wa.gov.au
Telephone: 90467063
Date completed: 27th June 2016

Please return this form and attachments to:

Executive Director
Sector Regulation and Support
Department of Local Government and Communities
GPO Box R1250, PERTH WA 6844
Fax: (08) 6552 1555 or Email: legislation@dlgc.wa.gov.au