

Statement of Objects and Reasons

This Statement is published by the Shire of Coolgardie in accordance with Section 6.36 of the *Local Government Act 1995* to advise the public of its objectives and reasons for implementing differential rates.

The purpose of levying rates is to meet Council's budgetary requirements in each financial year in order to deliver services, facilities and community infrastructure. Property valuations provided by the Valuer General are used as the basis for the calculation of rates each year.

Section 6.36 of the *Local Government Act* provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Coolgardie. The application of differential rating maintains equity in the rating of properties across the Shire, enabling the Council to provide facilities, services and infrastructure to the entire community and visitors to the area.

Summary of the proposed minimum payments and rates in the dollar for 2025/26.

Rating Category	Rate in the Dollar	Minimum Rate
GRV Townsite / Other	0.089586	\$834
GRV Transient Workforce Accommodation	0.313551	\$2,919
UV Mining	0.520300	\$514
UV Rural/Pastoral	0.130075	\$806

GROSS RENTAL VALUE PROPERTIES (GRV)

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 Valuer General provides the GRV for all properties within the Shire Coolgardie every five years, or on request following significant alterations to the property. In such instances Council recalculates the rates for the affected properties and issues interim rates notices.

The current active GRV was effective from **01 July 2022**.

TOWNSITE / OTHER

Identified as land being used for either residential or commercial purposes - or zoned as such as identified in the current Shire of Coolgardie Local Planning Scheme. This includes but is not limited to: -

- Residential properties
- Commercial business areas
- Industrial properties (including caretakers' dwellings)

Objects: This differential rate category is imposed on land valued as GRV for rateable properties used for residential, industrial, and commercial purposes within the townsite boundaries, but does NOT include Workforce Accommodation.

This is to ensure that all properties contribute an equitable amount to the services desired and required by the community.

Reasons: The category reflects the level of rating required for the provision, maintenance and renewal of infrastructure & facilities used by residential, commercial, or industrial businesses. This includes but is not limited to, roads, footpaths, lighting, drainage, and landscaping.

WORKFORCE ACCOMMODATION (Transient Workforce)

This rate category encompasses properties that are used for providing short term accommodation and associated facilities for transient employees and contractors. It is 'camp-style' lodging as approved either by the Local Planning Scheme, or as approved by the Minister for Local Government where the camp is situated outside of town boundaries.

Objects: The object of this differential rate is to ensure that rates are distributed equitably between residents and non-residential workers, who spend a significant portion of the year in and around the Shire of Coolgardie.

Reasons: Patrons and employees of these premises are consumers of the Shires services and facilities. Mass Accommodation properties have the potential to have a greater impact on Council services and assets than other properties due to the number of occupants on a relatively small land parcel. With more footpath and road traffic, the Shire's local road networks and footpaths require additional maintenance outside what would normally be expected, which is the reason for this differential rate.

UNIMPROVED VALUE PROPERTIES (UV)

The Local Government Act 1995 provides that properties predominantly used for a rural purpose are assigned an Unimproved Value as supplied and reviewed by the Valuer General on an annual basis. The unimproved value of land refers to the market value of the land in its natural state without improvements such as buildings, fences, dams etc.

The rate in the dollar set for the UV Rural/Pastoral category forms the basis for calculating all other UV differential rates. Interim valuations are provided regularly to Council by the Valuer General for properties where changes have occurred during the year (i.e. subdivisions of property, amalgamations, and/or property rezoning). In such instances Council recalculates the rates for the affected properties and issues interim rate notices.

MINING

This rating category covers all Mining Leases, Exploration Licenses, Prospecting Licences, Retention Licenses, General Purpose Leases, Special Prospecting Licences for Gold and Miscellaneous Licenses as defined under the Mining Act with a UV valuation. It also includes properties with a UV valuation that are held for mining purposes.

Objects: This differential rate is to reflect the level of management required to mitigate the impact of the mining and resource sector on the Shire's townships.

Reasons: The rate mining properties pay is to ensure adequate contribution to the cost of Shire services, due to heavier transport and higher traffic volumes associated with the resource sector. This has a large impact on Shire infrastructure, resulting in the need for more frequent and robust maintenance. A lower minimum rate is applied to mining assessments compared to rural properties.

PASTORAL / RURAL

This category comprises of the properties within the Shire that are primarily used for rural or farming practices.

Objects: This rate is to be the base rate by which all non-mining UV rated properties are assessed. Raised revenue is to provide for rural infrastructure and services in addition to the Shire's services, facilities and infrastructure which are available to be accessed by the properties in this category.

Reasons: The reason for this rate is to ensure that all ratepayers on rural land make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the Shire.

SUBMISSIONS

Electors and ratepayers are invited to provide submissions with respect to the proposed rates.

Submissions should be marked "Submission – Differential Rating 2025/26" and be addressed to:

Chief Executive Officer
PO Box 138
KAMBALDA WEST WA 6442

Alternatively, submissions can be emailed to mail@coolgardie.wa.gov.au.

All submissions should be received by the Shire no later than the advertised submission period in order to be considered as part of the final rating strategy.