



Differential Rating Objects and Reasons

2025/26 Financial Year

Objects and Reasons for Imposing Differential Rates for 2025/2026

The following Objects and Reasons are provided in accordance with Section 6.36 of the *Local Government Act 1995* and the Council's "Notice of Intention to Levy Differential Rates" for the 2025/26 Financial Year on various categories of properties within the City.

The differential rates are to be levied in accordance with Sections 6.33 of the *Local Government Act 1995*. This document outlines the objects and reasons for implementing differential general rates.

Overall Rating Objective

The overall objective of the proposed rates in the 2025/26 Budget is to provide for the net funding requirement of the City of Bunbury various programs, services, and facilities.

Pursuant to Section 6.36 (1) of the Act, the City has given local public notice of its intention to apply differential general rates and minimum payments in respect of each differential rating category.

Differential General Rating

The purpose of imposing a differential rating is to obtain a fair and equitable form of revenue raising from all categories of properties in the City.

Under the *Local Government Act*, Section 6.33 Differential general rates, a local government may impose differential general rates according to any, or a combination, of the following characteristics —

- (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or
- (b) a purpose for which the land is held or used as determined by the local government; or
- (c) whether or not the land is vacant land; or
- (d) any other characteristic or combination of characteristics prescribed.

Submissions

Ratepayers and Electors are invited to make a submission to the Council in relation to this proposal. Submissions must be made either via email to info@bunbury.wa.gov.au or in writing and addressed to the Chief Executive Officer, City of Bunbury, PO Box 21 Bunbury WA 6231. Submissions should be clearly marked 'Submission – Proposed Differential Rates 2025/2026'.

Submissions must be received by the City no later than 4pm on 9 July 2025.

For further information please contact the City on 08 9792 7000 or email info@bunbury.wa.gov.au

Rates Calculations Explained

The Gross Rental Value (GRV) is provided to the City by Landgate Valuation Service (Landgate), in accordance with the *Valuation of Land Act 1978*.

Gross Rental Valuation (GRV) are Residential, Commercial, Industrial and Vacant properties with a revaluation provided by Landgate every 3-6 years.

The calculation of rates uses the valuation provided from Landgate GRV multiplied by the rate in the dollar that is set by Council.

Example:

$$\text{GRV } \$28,200 \times \text{Rate in Dollar } \$0.08025 = \$2,263.05$$

(Different Rate in Dollars are set for Residential, Commercial, Industrial etc)

Each year the City imposes a minimum rate. If the calculation of the GRV by the rate in the dollar results in an amount less than the minimum rate, then the minimum rate charge will be applied to ensure those properties make a fair and equitable contribution to the City's rate revenue.

2025/26 Differential Rates Modelling

Differential Rating Category	Value	Minimum Rate \$	Number on Minimum Rate	Differential Rate \$	Number on Differential Rate
Residential (Improved and Vacant)	GRV	\$1,629.00	1,695	\$0.08025	13,266
Commercial (Improved and Vacant)	GRV	\$1,629.00	141	\$0.10994	964
Industrial and Non-Residential (Improved and Vacant)	GRV	\$1,629.00	204	\$0.10202	571

Differential Rate Categories – GRV

GRV Rates	Description
Residential (Improved and Vacant)	<p>The object of this category is to apply a differential rate or minimum payment to land wholly or partly used or held or zoned for Residential purposes. Including but not limited to dwellings, retirement homes and vacant land etc. These properties have access to most Council services and reflects the need to maintain a relative contribution towards total rating income from the category and ensure all property owners are paying a fair and equitable contribution to works and services.</p> <p>A minimum rate of \$1,629.00 is applied.</p>
Commercial (Improved and Vacant)	<p>The object of this category is to apply a differential rate or minimum payment to land wholly or partly used or held or zoned for Commercial purposes. Including but not limited to cafés, restaurants, sporting, food and clothing shops, showrooms, vacant land etc. The rate in the dollar reflects the cost to Council of servicing such commercial activity including tourism, marketing, events, parking management, transport related infrastructure and economic development projects, activities and services. Maintains a relative contribution towards total rating income from the category and ensure all property owners are paying a fair and equitable contribution to works and services.</p> <p>A minimum rate of \$1,629.00 is applied.</p>
Industrial and Non-Residential (Improved and Vacant)	<p>The object of this category is to apply a differential rate or minimum payment to land wholly or partly used or held or zoned for purposes other than residential and commercial. Including but not limited to industrial, light industry, motor vehicle repairs, showroom, storage facilities, warehouses, workshops, rural and vacant land etc. The rate in the dollar reflects the cost to Council of servicing such industrial activity including environmental management, and the servicing of Council roads which caters for heavy haulage and light vehicle usage. Maintains a relative contribution towards total rating income from the category and ensure all property owners are paying a fair and equitable contribution to works and services.</p> <p>A minimum rate of \$1,629.00 is applied.</p>