

7.4 DIFFERENTIAL RATING STRATEGY 2024/25

- Attachments:**
1. Rate Setting Statement 2024-25
 2. Statement of Objects and Reasons for the Proposed Differential Rates and Minimum Payments for 2024-25

RECOMMENDATION:

That Council:

1. **ADVERTISES** by local public notice for a period of 21 days, in accordance with Section 6.36(1) of the *Local Government Act 1995*, its intention to levy the following differential rates and minimum rates in 2024/2025 as set out in the Statement of Objects and Reasons for the Proposed Differential Rates and Minimum Payments for 2024/2025, at Attachment 2;
2. **AUTHORISES** the Chief Executive Officer to invite submissions from electors and ratepayers on the proposed differential rates and minimum payments for 2024/2025:

Rating Category	2024/2025	
	Rate in the Dollar	Minimum Rate
Residential	0.0782579	\$1,451.23
Vacant-Residential	0.0844727	\$1,331.75
Vacant-Commercial	0.1421566	\$1,773.27
Other	0.0737357	\$1,400.59

PURPOSE OF REPORT:

To obtain Council’s approval to advertise the proposed differential and minimum rates for the 2024/2025 financial year and invite community feedback.

DELEGATION:

Section 6.36(1) of the *Local Government Act 1996* requires that before imposing differential general rates a local government is to give local public notice of its intention to do so.

BACKGROUND:

The City of Vincent imposes differential rates based on the purpose for which land is zoned or for which the land is held or used.

In accordance with section 6.36 of the *Local Government Act 1995*, the City is required to give local public notice of its intention to impose differential general rates prior to adopting its 2024/2025 budget.

DETAILS:

Rates setting for 2024/2025 has been challenging due to the impacts of a high inflationary cost environment faced by the City and increasing cost of living pressures experienced by the local community.

Budget Themes for 2024/2025

The City of Vincent proposes a balanced budget for 2024/2025, as set out in the DRAFT Rate Setting Statement at **Attachment 1**. The budget is DRAFT and is subject to change.

The 2024/2025 draft budget continues Vincent's progress toward long term financial sustainability, and a maturing approach to financial and asset management.

The City continues to experience significant inflationary cost pressures during 2023/24 with rising construction costs, supply chain issues and higher costs across several other categories. The impact of these have placed upward costs pressures on the 2024/25 Annual Budget.

The City is proposing a 4% rate increase in 2024/2025 for the residential, other and vacant-commercial categories and an 8% increase for the vacant-residential category. The overall proposed rate increase of ~4% is below the 5.5% rate increase in the City's current adopted Long Term Financial Plan 2023/2024 – 2032/2033.

This proposed lower rate increase factors in surplus funds retained at Mid-Year Budget Review, higher fees & charges revenue and higher interest revenue to reduce the impact on ratepayers given current cost of living pressures.

The City of Vincent remains one of Perth's lowest rating Councils, currently ranked seventh lowest in 2023/2024 based on a median GRV of \$20,800.

The proposed rates increase equates to \$1.20 per week, or \$63 per year for the median residential household and \$1.95 per week or \$101 per year for the median vacant residential ratepayer.

Rates and annual charges comprise 60% of the revenue mix for the City of Vincent with 33% from Fees & Charges to help minimise the burden on ratepayers. Interest revenue is anticipated to continue to be strong in 2024/25 with forecasts suggesting rates cuts during the financial year.

Employee costs are expected to rise by \$1.9m due to anticipated enterprise bargaining increases, superannuation payments increasing from 11.0% to 11.5% and additional labour in line with increased demand at Beatty Park. Despite significant inflationary cost pressures, the City has been able keep cost increases in 2024/25 Annual Budget to a minimum.

The City has no new borrowings planned for 2024/25 and was able to make an additional loan payment of \$1.4m during 2023/24 which has further strengthened its financial position.

Comparative view of Residential Rates – 2023/2024

In developing an equitable rating model, it is useful to undertake a comparison with other metropolitan local governments.

The following table details how the rate in the dollar and waste collection charges (where they are applied separately) levied in 2023/2024 impact on the rate levied on an individual residential property at each of the local governments, based on a nominated Gross Rental Value (GRV) of \$20,800, being the City of Vincent Residential category median value.

In a residential rating context, this table demonstrates that in 2023/2024, when the waste collection charge is factored in the City had:

1. the tenth lowest minimum rate in the metropolitan area; and
2. the seventh lowest combined rates/waste charge of the 29 local governments listed for a residential property with a GRV of \$20,800.

2023/24 Residential Rating Comparison table

Council	Rate in \$	Minimum Rates	Waste Charge	Security	Total		Ranking Based on:	
					Total Minimum Payable	Residential Rates Levy based on a GRV of \$20,800	Minimum	\$20,800
Armadale	0.0940400	1,356.00	\$ 417.00	\$ -	\$ 1,773.00	\$ 2,373.03	27	29
Bassendean	0.0740000	1,183.00	\$ 411.00	\$ -	\$ 1,594.00	\$ 1,950.20	22	23
Bayswater	0.0719400	1,101.50	\$ 400.00	\$ -	\$ 1,501.50	\$ 1,896.35	17	22
Belmont	0.0610930	850.00	\$ 320.50	\$ -	\$ 1,170.50	\$ 1,591.23	2	9
Cambridge	0.0542820	987.00	\$ 613.00	\$ -	\$ 1,600.00	\$ 1,742.07	23	13
Canning	0.0540900	1,002.00	\$ 424.00	\$ 63.80	\$ 1,489.80	\$ 1,612.87	14	10
Claremont	0.0582810	1,421.00	\$ -	\$ -	\$ 1,421.00	\$ 1,421.00	12	2
Cockburn	0.0779100	1,478.00	\$ -	\$ 72.57	\$ 1,550.57	\$ 1,693.10	21	12
Cottesloe	0.0633700	1,312.00	\$ -	\$ -	\$ 1,312.00	\$ 1,318.10	6	1
East Fremantle	0.0689300	1,243.00	\$ -	\$ -	\$ 1,243.00	\$ 1,433.74	4	3
Fremantle	0.0792120	1,649.00	\$ -	\$ -	\$ 1,649.00	\$ 1,649.00	25	11
Gosnells	0.0678400	1,044.00	\$ 364.00	\$ -	\$ 1,408.00	\$ 1,775.07	11	16
Joondalup	0.0532370	873.00	\$ 360.00	\$ -	\$ 1,233.00	\$ 1,467.33	3	4
Kalamunda	0.0636050	970.00	\$ 633.80	\$ -	\$ 1,603.80	\$ 1,956.78	24	24
Kwinana	0.0848900	1,173.00	\$ 353.00	\$ -	\$ 1,526.00	\$ 2,118.71	18	27
Melville	0.0700970	1,372.65	\$ 352.90	\$ 58.75	\$ 1,784.30	\$ 1,869.67	28	20
Mosman Park	0.0708780	960.51	\$ 358.00	\$ -	\$ 1,318.51	\$ 1,832.26	7	18
Mundaring	0.0858000	951.00	\$ 495.00	\$ -	\$ 1,446.00	\$ 2,279.64	13	28
Nedlands	0.0584460	1,521.00	\$ 328.00	\$ -	\$ 1,849.00	\$ 1,849.00	29	19
Peppermint Grove	0.0755500	1,494.00	\$ -	\$ -	\$ 1,494.00	\$ 1,571.44	15	8
Perth	0.0590000	765.00	\$ 334.05	\$ -	\$ 1,099.05	\$ 1,561.25	1	6
Rockingham	0.0795000	1,322.00	\$ 403.00	\$ -	\$ 1,725.00	\$ 2,056.60	26	26
South Perth	0.0730665	1,170.00	\$ 375.00	\$ -	\$ 1,545.00	\$ 1,894.78	20	21
Stirling	0.0513350	921.00	\$ 380.00	\$ 40.00	\$ 1,341.00	\$ 1,487.77	8	5
Subiaco	0.0683020	1,190.00	\$ 340.00	\$ -	\$ 1,530.00	\$ 1,760.68	19	15
Swan	0.0747800	938.00	\$ 428.00	\$ -	\$ 1,366.00	\$ 1,983.42	9	25
Victoria Park	0.0838600	1,256.00	\$ -	\$ -	\$ 1,256.00	\$ 1,744.29	5	14
Vincent	0.0752480	1,395.41	\$ -	\$ -	\$ 1,395.41	\$ 1,565.16	10	7
Wanneroo	0.0668320	1,073.00	\$ 425.00	\$ -	\$ 1,498.00	\$ 1,815.11	16	17

Rate Modelling Assumptions

In preparing the Differential Rates and Minimum Rates for 2024/2025, the City has used the following methodology:

1. Increase rates yield by 4.0% for Residential, Other and Vacant-commercial category excluding rates growth and 8.0% for the Vacant-residential category excluding rates growth; and
2. Minimum rate increase by 4.0% for Residential, Other and Vacant-commercial category and 8% for the Vacant-residential category.

Minimum rates are imposed to establish the minimum amount any property must pay to contribute to the cost of services provided by a local government, regardless of the value (GRV) of their property.

Rates Growth and Waivers

Rates revenue in the draft Rate Setting Statement (**Attachment 1**) has also provided for the following assumptions:

- An increase of approximately \$400,000 due to organic growth in rates revenue arising from property development or improvement (ie interim rates); and
- A decrease of approximately \$130,000 as a waiver of rates for particular community and sporting groups.

The City has been experiencing a moderate level of growth in the number of rateable properties over recent years, averaging nearly 0.87% between 2018 and 2024.

Year (30 June)	RATEABLE PROPERTIES	Increase	
		Number	%
2024	19493	138	0.71%
2023	19355	58	0.30%
2022	19297	59	0.31%
2021	19238	197	1.03%
2020	19041	163	0.86%
2019	18878	126	0.67%
2018	18752	404	2.20%

Rate Payments

The City will provide 3 payment options namely:

- pay in full;
- pay by instalments (four instalments); and
- pay by rates smoothing.

A provision of \$50,000 for financial hardship has been included in the draft budget for 2024/25.

PROPOSED DIFFERENTIAL RATES RELATIVITIES AND MINIMUM RATES FOR 2024/2025

Having regard to the differential rates relativities and proposed minimum rates, the City of Vincent proposes the following differential rates for 2024/2025:

Rating Category	2024/2025	
	Rate in the Dollar	Minimum Rate
Residential	0.0782579	\$1,451.23
Vacant-Residential	0.0844727	\$1,331.75
Vacant-Commercial	0.1421566	\$1,773.27
Other – Commercial/Industrial	0.0737357	\$1,400.59

The overall objective of the proposed rates in the 2024/2025 Budget is to provide for the net funding requirements of the City of Vincent's various programs, services and facilities.

The *Local Government Act 1995 (Section 6.36)*, provides that a local government may impose a differential general rate (DGR) according to land zoning, land use, whether the land is vacant or not, or a combination of each characteristic.

The City of Vincent applies a differential general rate as Council has determined that different property categories should pay a fair and equitable contribution, considering the benefits those properties derive from the services and amenities of the City. Providing a lower DGR to any group of ratepayers, means the rates burden must be borne by increases to other ratepayers.

The General Rate reflects the proportional allocation of the City's budget deficiency (excluding organic rates growth) across the total Gross Rental Values (GRV) for all Vincent properties:

$$General\ Rate = \frac{Budget\ Deficiency\ (excluding\ growth)}{Total\ GRV\ for\ Vincent\ Properties}$$

$$General\ Rate = \frac{\$44,182,032}{\$551,285,062}$$

$$General\ Rate = 0.080144$$

The differential rates are considered in relation to the general rate, and with due consideration for the impact of minimum rates.

The Statement of Objects and Reasons for the Proposed Differential Rates and Minimum Payments is at **Attachment 2**.

CONSULTATION/ADVERTISING:



Organisation Implementation

Organisations lead engagement and seek input, shape the policies, projects and services for which they are responsible. This is a familiar and traditional approach to policy development, project management and service delivery.

Tension: People feel forced leading to an unresponsive process.

Mitigation: Increasing the level of influence, and implementing a transparent, robust process.

Required under regulations/legislation

A robust process to engage with the community and stakeholders

In accordance with section 6.36 of the *Local Government Act 1995* (the Act), public comments will be invited through publication of a local public notice, with the consultation period being open for a minimum of 21 days. All submissions received will be submitted to Council for consideration.

Once approved by Council, advertising of the City’s intention to levy and the Objects and Reasons for the 2024/2025 Differential Rates will be on the following forums which will satisfy the regulation requirements:

1. State paper advert
2. City of Vincent Website
3. Social media post (news subscribers, Facebook, etc)
4. Noticeboard in Library, Beatty Park and Administration offices
5. Vincent Reporter and Perth Voice advert

Advertising the City's intention to levy and the objects and reasons for the 2024/2025 differential rates on 22nd May 2024 will be open for submissions for 21 days and will close **5pm Wednesday, 12 June 2024**.

LEGAL/POLICY:**'6.33. Differential general rates**

- (1) *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.*

6.35. Minimum payment

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than –*
 - (a) *50% of the total number of separately rated properties in the district; or*
 - (b) *50% of the number of properties in each category referred to in subsection (6),*
on which a minimum payment is imposed.

6.36. Local government to give notice of certain rates

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1) –*
 - (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and*
 - (b) *is to contain –*
 - (i) *details of each rate or minimum payment the local government intends to impose; and*
 - (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
 - (c) *is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*

- (5) *Where a local government –*
- (a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
 - (b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),*
- it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.'*

RISK MANAGEMENT IMPLICATIONS:

Low: Reputational risk if the City does not advertise its intention to levy differential rates and minimums.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Achieving an effective rating strategy is an important part of the City's overall financial management, which will progressively enable the City to meet all its operational obligations, including asset renewal to ensure the current standard of service can be maintained for future generations.

PUBLIC HEALTH IMPLICATIONS:

Expenditure in this report facilitates the achievement of the Plan.

FINANCIAL/BUDGET IMPLICATIONS:

The advertising of the proposed differential and minimum rates is critical in the development of the annual budget. The budget deficit is linked to the delivery of services and level of funding for capital works, debt servicing and consolidation of reserve funds.



CITY OF VINCENT

CITY OF VINCENT
NEXT YEAR BUDGET 2024/25
RATE SETTING STATEMENT
BY NATURE OR TYPE

	Mid Year Revised Budget	Next Year Budget	Budget Increase/ (Decrease)
	2023/24	2024/25	2024/25
	\$	\$	\$
OPERATING ACTIVITIES			
Net current assets at start of financial year - surplus/(deficit)	9,050,809	2,123,883	(6,926,926)
Revenue			
Operating grants, subsidies and contributions	979,697	1,693,715	714,018
Fees and charges	22,913,886	24,577,345	1,663,459
Interest earnings	2,063,000	2,080,000	17,000
Other revenue	1,372,467	1,332,125	(40,342)
Profit on asset disposals	828,765	356,192	(472,573)
Profit on Assets Held for Sale (TPRC Joint Venture)	2,500,000	3,750,000	1,250,000
	30,657,815	33,789,377	3,131,562
Expenses			
Employee costs	(31,496,279)	(33,367,027)	(1,870,748)
Materials and contracts	(24,227,736)	(24,702,697)	(474,961)
Utility charges	(1,911,455)	(1,968,786)	(57,331)
Depreciation on non-current assets	(13,175,331)	(13,122,588)	52,743
Interest expenses	(474,749)	(378,943)	95,806
Insurance expenses	(705,104)	(801,318)	(96,214)
Other expenditure	(820,284)	(881,243)	(60,959)
Loss on disposal of assets	(47,335)	(13,043)	34,292
	(72,858,273)	(75,235,645)	(2,411,664)
Net Operating excluding Rates	(42,200,458)	(41,446,268)	719,898
(Profit) on disposal of assets	(828,765)	(356,192)	472,573
Loss on disposal of assets	47,335	13,043	(34,292)
Depreciation and amortisation on assets	13,175,331	13,122,588	(52,743)
Profit/loss on Assets Held for Sale - TPRC Joint Venture	(2,500,000)	(3,750,000)	(1,250,000)
Non-cash amounts excluded from operating activities	9,893,901	9,029,439	(864,462)
Amount attributable to operating activities	(32,306,557)	(32,416,829)	(110,272)
INVESTING ACTIVITIES			
Capital grants, subsidies and contributions	4,098,044	3,573,740	(524,304)
Proceeds from disposal of assets	1,837,538	438,350	(1,399,188)
Proceeds from Joint Ventures	2,500,000	3,750,000	1,250,000
Purchase of property, plant and equipment	(9,862,282)	(7,132,302)	2,729,980
Purchase and construction of infrastructure	(9,574,919)	(9,460,006)	114,913
Amount attributable to investing activities	(11,001,619)	(8,830,218)	2,171,401
FINANCING ACTIVITIES			
Principal elements of finance lease payments	(95,000)	(264,318)	(169,318)
Repayment of long term borrowings	(2,949,850)	(1,498,010)	1,451,840
Proceeds from new borrowings	0	0	0
Transfers to reserves (restricted assets)	(10,078,654)	(5,878,962)	4,199,692
Transfers from reserves (restricted assets)	5,711,943	2,389,908	(3,322,035)
Amount attributable to financing activities	(7,411,561)	(5,251,382)	2,160,179
Net current assets at June 30 c/fwd - surplus/(deficit)	(41,668,928)	(44,374,546)	(2,705,618)
Total amount raised from general rates	42,322,811	44,452,032	2,129,221
Net current assets at June 30 c/fwd - surplus/(deficit)	653,883	77,486	(576,397)

City of Vincent

Proposed Differential Rates for Council Rates 2024/25



CITY OF VINCENT

Statement of Objects and Reasons for the Proposed Differential Rates & Minimum Payments for 2024/25

Proposed Differential Rates and Minimum Payments for 2024/25:

Section 6.36 of the *Local Government Act 1995* requires Council to give notices of its intention to levy differential and minimal rates for the 2024/25 Financial Year. Vincent electors and ratepayers are invited to make submissions on the proposed rates, minimum rates, and any related matters.

Council Considerations

Rates levied in the 2024/25 DRAFT budget provides for the shortfall in income required to enable the City of Vincent to provide the necessary works and services in the 2024/25 Financial Year, after taking into account all non-rate sources of income.

The Gross Rental Value (GRV) for the rateable property is determined by Landgate on behalf of the State Government. The General Rate reflects the proportionate allocation of the City's budget deficiency, excluding rates growth, across the total GRV for Vincent Properties.

$$\text{General Rate} = \frac{\text{Budget Deficiency (excluding rates growth)}}{\text{Total GRV for Vincent Properties}}$$

$$\text{General Rate} = \frac{\$44,182,032}{\$551,285,062}$$

$$\text{General Rate} = 0.080144$$

Rationale for differential rating categories

According to section 6.33 of the *Local Government Act 1995* differential general rates are imposed on the following characteristics:

- The purpose for which the land is zoned; and
- A purpose for which the land is held or used; and
- If the land is vacant.

City of Vincent

Proposed Differential Rates for Council Rates 2024/25

The table below details the proposed differential rates for the 2024/25 financial year:

Rating Category	Rate in dollar	Minimum rates
Residential	0.0782579	\$1,451.23
Vacant-Residential	0.0844727	\$1,331.75
Vacant-Commercial	0.1421566	\$1,773.27
Other – Commercial/Industrial	0.0737357	\$1,400.59

The GRV is multiplied by the rate in dollar to determine the rates levy for each property.

The following reflects the proposed Objects and Reasons for each differential rating category:

Residential Category:

The *Residential* rate imposes a differential rate on land primarily used for residential purposes.

This rating category reflects the level of rating required to raise the necessary revenue for Council to operate efficiently and provide the diverse range of services. The rate in the dollar has been set at or about the general rate, on the basis that residential properties represent 73% of the total gross rental value of all Vincent properties and therefore they will make a reasonable contribution to the cost of local government services and facilities.

Vacant - Residential Category:

The *Vacant-Residential* rate is imposed on vacant, uninhabitable or undeveloped residential properties that are zoned Residential.

The higher rate in the dollar encourages the development of vacant properties, improving the City's streetscape and stimulates growth and development in the community.

Vacant - Commercial:

The *Vacant-Commercial* rate is imposed on vacant or undeveloped non-residential properties that are zoned Mixed Use, Local Centre, District/Regional Centre, Special Use and Commercial.

The rate in the dollar has been set at or about 177% of the general rate. A higher vacant commercial rate encourages the development of vacant properties, improving the City's streetscape and builds business infrastructure that contributes to the local economy.

Other – Commercial/Industrial:

The *Other – Commercial/Industrial* rate is imposed on non-residential properties that are used for commercial or industrial purposes.

Examples of properties that fall within this category are retail shops, storerooms, car bays, advertisements, wholesalers, warehouses, offices, service stations, hotels, taverns and properties generally used for business purposes.

City of Vincent**Proposed Differential Rates for Council Rates 2024/25**

The rate in the dollar has been set at or about 92% of the general rate. A lower rate has been designed to support and attract businesses to the City thereby stimulating growth and development in the community.

The objective for minimum rating:

A minimum rate is applied to all differential rate categories within the City of Vincent.

The purpose of the imposition of minimum payment is to ensure that every ratepayer makes a reasonable contribution to the rate burden and recognises that every property receives a minimum level of benefit from works and services provided throughout the City. By adopting a minimum rate, Council takes this benefit into consideration.

For further information:

Enquires can be made to the City of Vincent Rates Department on (08) 9273 6000 or email mail@vincent.wa.gov.au.