

# City of Vincent

## Adopted Differential Rates for Council Rates 2021/22



CITY OF VINCENT

### 2021/22

### Statement of Objects and Reasons for the Adopted Differential Rates & Minimum Payments

In accordance with the provisions of Section 6.33 of the Local Government Act 1995, the City has adopted differential rates and minimum payments on rateable properties.

Rates levied in the 2021/22 budget provides for the shortfall in income required to enable the City of Vincent to provide the necessary works and services in the 2021/22 Financial Year, after taking into account all non-rate sources of income.

The budget for 2021/22 takes a conservative and pragmatic approach, designed to maintain amenities and services for the community.

#### Rationale for differential rating categories

The table below details the proposed differential rates for the 2021/22 financial year:

Rating Category	Rate in dollar	Minimum rates
Residential	0.07973	\$1,241.00
Vacant-Residential	0.076125	\$1,170.00
Vacant-Commercial	0.12817	\$1,516.40
Other – Commercial/Industrial	0.06718	\$1,197.70

Land is rated according to characteristics such as the:

- Nature of land use; and
- If the land is vacant.

The Gross Rental Value (GRV) for the rateable property is determined by Landgate on behalf of the State Government. The GRV is multiplied by the rate in dollar to determine the rates levy for each property.

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

#### Residential Category:

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

The rate in the dollar has been set on the basis that ratepayers make a reasonable contribution to the cost of local government services and facilities.

#### **Vacant - Residential Category:**

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

The rate in the dollar is designed to promote development of these properties thereby stimulating 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 for all vacant commercial land seeks to promote the development of these properties by attracting business and industry to the City thereby stimulating growth and development in the community. There is no increase on the rate levy for 2021/22, to reflect cessation of commercial waste services by the City.

#### **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, wholesalers, warehouses, offices, service stations, hotels, taverns, and properties generally used for business purposes.

The rate in the dollar for all Commercial/Industrial Improved property has been set to provide an acceptable standard of infrastructure and parking needs arising from greater volumes of people and vehicular traffic. There is no increase on the rate levy for 2021/22, to reflect cessation of commercial waste services by the City.

#### **The objective for minimum rating:**

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

The setting of the minimum rate recognises that every property within the City receives a minimum level of benefit from works and services provided throughout the City. By adopting a minimum rate, Council take this benefit into consideration.

There is no increase on the minimum rate for Vacant-Commercial or Other-Commercial/Industrial rating categories, to reflect the cessation of commercial waste services by the City.

#### **For further information:**

Enquires can be made to the City of Vincent Rates Department on (08) 9273 6000.