

### Rating Objective

The objective of Council's rating policy is;

**To implement a clear policy on rating within the Shire of Manjimup that is;**

- (a) easy for the ratepayer to understand,**
- (b) administratively efficient to implement,**
- (c) raises additional revenue for Council and,**
- (d) to the extent possible, delivers an equitable rating treatment between like uses**

### Rating Principles

The principles to be observed when implementing Councils rating policy are;

- Objectivity
- Fairness and equity
- Consistency
- Transparency
- Administrative efficiency

The key premise upon which the Shire of Manjimup's Rating Policy is structured is that rates will be based on the "use" of a property.

### Rating based on the "use" of a property.

Rates will be based on the predominate "use" of a property.

Where the predominant use is rural, the basis of rating will be Unimproved Value (UV).

Where the predominant use is non rural, the basis of rating will be Gross Rental Value (GRV).

### Differential Rating

Differential rating is not supported and will not be applied in the Shire of Manjimup.

### Spot or split rating

Spot rating will normally be applied.

For rate assessments that are for one lot or location only, the predominant use of that property must be determined. For rate assessments that are for more than one lot or location the predominant use of the whole property must be considered

Where the predominant use cannot be clearly identified or where two or more significant activities occur, Council may apply split rating (in circumstances where the projected increase in rates revenue is likely to exceed the cost of undertaking that split).

The predominant use of land is to be determined by:

- If one of the activities is more noticeable or imposing than the other activities occurring on the land
- The nature, scale, frequency & duration of the activities on the land
- Locality in which the land is situated
- The size of the property
- The zoning of the land
- Promotion of the activity being conducted on the land

### **Short Stay Residential**

Where land is currently zoned as Short Stay Residential, that land is prima facie to be used for non rural purposes and rated on its GRV as the underlying characteristic of the land is for residential purposes.

Where a property within a town site, not zoned as Short Stay Residential, is licensed and being used for Short Stay Residential purposes, the Valuer General's department is to be notified to ensure that the GRV to be applied for rating purposes, reflects that use of the land.

### **Special Rural**

Where land is currently zoned as Special Rural, that land is prima facie presumed to be used for non rural purposes and rated on its GRV as the underlying characteristic of the land is for residential purposes

### **Clubs with licensed premises**

That portion of any Club using a licensed premises is to be rated on a GRV basis, notwithstanding that the Club may be a not for profit organization, as the licensed activity being carried on is of a similar nature to that commercially available.

### **Commercial Activities on Council owned or controlled land**

Where a commercial activity is being conducted on Council controlled land, rates will apply based on the nature of the activity being undertaken.

### **Group Rating of Unimproved Values in Rural Areas**

Contiguous rural land held in the same ownership used and occupied as one property and which would normally be expected to sell as one holding, can be valued as a single valuation entity.

Individual values will apply to land except where it can be demonstrated that:

- The lots are contiguous and in common ownership.
- The lots are used and occupied as one holding and would normally be expected to sell as one holding.
- The current contiguity and use will continue into the foreseeable future.
- The basis of valuation is confirmed by sales evidence.

### **Definitions**

For the purposes of the indicative rating treatment outlined in 11.5 below, the following definitions apply:

Commercial	Offering services to the broader community, and beyond merely servicing related properties.
Related properties	Properties where the ownership is of the same family or lineage by blood or marriage or as otherwise defined as related in the Corporations Law.
Contiguous	Where survey boundaries abut or adjoin. Where locations or lots are separated by a road, drain or watercourse reserve, they may be deemed contiguous.
Same Ownership	Same names as per Certificate of Title (at least one name must be common on all properties).

### **Indicative treatment of uses under this Rating Policy**

Detailed below is an indicative indication of how this Rating Policy would apply to different land uses;

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Use	Proposed Rating Treatment	
	UV or GRV	Comment
Aquaculture processing / packing	UV	If merely packing produce from that or related properties.
	GRV	Spot or split if processing or packing produce from other unrelated properties.
Back packer accommodation on rural land	GRV	Spot or split
Bed and breakfast	GRV	If within the town boundaries or on a special residential or special rural property.
	UV/GRV	If outside town boundaries on a rural property. Where the property is large and used for agricultural purposes, it is unlikely the B&B component will constitute predominate use and therefore the property will remain on a UV basis. This may not be the case where the property is small and no other agricultural activity of significance is being conducted.
Bus depots	GRV	Spot or split
Caravan parks on rural land	GRV	Spot or split
Cellar door sales	UV	If merely selling rural produce off that property and not actually undertaking the processing.
Chalets (up to 4) on rural land	GRV	Spot or split
Cool rooms	UV	If merely storing produce of that or related properties.
	GRV	If providing a commercial storage facility for produce off unrelated properties.

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Extractive industry	UV	Where occurring outside townsites.
Farm gate sales	UV	If merely selling rural produce off that or related properties, unless the size, scale and nature of the activity is a kin to a retail outlet.
Licensed premises (ie Licensed area of clubs)	GRV	In respect of the licensed area. No rates applicable on other community sport and recreation components of the property.
Packing shed	UV	If merely packing produce off that or related properties.
	GRV	Spot or split if providing a commercial packing facility for produce off unrelated properties.
Restaurant on rural land	GRV	Spot or split
Retail shops on rural land	GRV	Spot or split
Sawmills	GRV	Spot or split
	UV	Where timber sourced off that property is being milled on that property using a portable or temporary mill.
Secondary processing on rural land (ie winery, brewery)	GRV	Spot or split (* unresolved discussion in respect of milk pasteurization).
Short stay accommodation (other than bed and breakfast facilities or up to 4 chalets)	GRV	If occurring outside town boundaries, spot or split.
	GRV	If occurring within town boundaries. [Note valuer general to be advised accordingly of increased rental capability].
Truck depots	GRV	Spot or split where the operation reflects commercial contract trucking.
	UV	Where merely the storage of farm equipment used on that or related properties.

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Vacant land	UV	If within town boundaries but used for bona fide rural activity on a scale greater than merely domestic or hobby.
	GRV	Residential sized block within townsite boundaries.

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**The Administration of this Policy is by Business Directorate**