

### Purpose

The purpose of this Policy is to provide guidance for categorising properties into the most suitable valuation category by considering a combination of the properties Town Planning Scheme zones and predominate land use.

### Scope

This applies to all properties located in the Shire of Boddington. Council is to consider this Policy during the annual rate setting process.

### Definitions

Term	Meaning
Policy	This Shire of Boddington policy titled "Differential Rating"
Unimproved Value (UV)	The value of the land only, excluding any building or improvements. Applied to land predominantly for rural purposes only
Gross Rental Value (GRV)	The value that the land, buildings and improvements might reasonably be expected to earn each year if it was rented out.

### Policy Statement

The following principles are to be considered in relation to each rating category:

#### GRV – General

No differential rate in the dollar applies to properties within this category.

#### GRV - Rural Residential

The rate in the dollar applying to years 2024/25 and 2025/26, to properties zoned "Rural Residential" or "Rural Smallholdings", is to be considered to minimise the impact of the change to the valuation method of rating for these lots. This may result in the imposition of a differential rate in the dollar.

#### UV - Rural

No differential rate in the dollar applies to properties zoned "Rural".

#### UV – Rural Residential

A differential rate in the dollar, applying to years 2024/25 and 2025/26, to properties zoned "Rural Residential" or "Rural Smallholdings", is to be considered. This may result in the imposition of a differential rate in the dollar.

#### UV - Mining

A differential rate is to be applied to Mining operations including all Mining Tenements, as well as UV valuations held for mining purposes.

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<b>Responsible Officer</b>	Executive Manager Corporate Services
<b>History</b>	Adopted 18 January 2024 (28/24)
<b>Delegation</b>	
<b>Relevant Legislation</b>	Local Government Act 1995, Section 6.33 Differential General Rates Local Government (Financial Management) Regulations 1996, 52A
<b>Related Documentation</b>	Department of Local Government, Sport and Cultural Industries – Rating Policy : Differential Rates