

TOWN *of* CLAREMONT

Objects and Reasons for Differential Rates for 2024-2025





ACKNOWLEDGEMENT OF PEOPLE AND COUNTRY

The Town of Claremont acknowledges the Traditional Custodians of the land and waterways of the Claremont and Swanbourne area. We respect the significance of their connection to the sacred sites, the Derbal Yerrigan and Galbamaanup wetland. We honour the ancestors of our community Elders who survived and cared for this Country.

Introduction

At its Ordinary Meeting on Tuesday 25 June 2024, Council approved the advertising of differential rates for the 2024-2025 budget, noting that there would be a General rate and a Commercial rate.

In accordance with Section 6.36 of the *Local Government Act 1995*, the Town is required advertise its Objects and Reasons for implementing differential rates.

Background

The Gross Rental Values (GRV's) for all properties across the State are updated every three years. The current valuations provided by Landgate are effective from 1 July 2023 and based on data collected in 2020–2021.

Prior to 2023-2024 the Town had one General rate for all property types including residential, commercial, industrial, and vacant land. Introducing differential rate categories allows a local government greater flexibility in adjusting the impacts of GRV changes across property types and assists in generating the required rate revenue in a fair and equitable way.

The outcome of the Landgate valuation of the properties within the Town was an increase across all property types of 14.26% with a higher growth experienced in residential properties of 20.44% versus commercial properties being 0.8%. If the Town did not continue with differential rates in 2024-2025 it would lead to disparity amongst ratepayers.

Objects and Reasons

The purpose of imposing a GRV differential rating for residential and commercial is to obtain a fair and equitable form of revenue raising from the categories of properties in the Town.

Under the *Local Government Act 1995*, 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.



Residential

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

Commercial

The Claremont Town Centre and Stirling Highway corridor is the main location for commercial and industrial development and has large volumes of traffic and a higher impact on the Town’s resources including Health, Planning, Civil Maintenance, and Building works. The rate in the dollar and minimum rate have been set to provide for a reasonable contribution towards these costs.

PROPOSED DIFFERENTIAL RATES CATEGORIES FOR 2024-2025		
Rating Category	Rate in the Dollar	Minimum Rate
Residential	0.061778	\$1,506.26
Commercial	0.076045	\$1,506.26

Submissions

Town of Claremont electors and ratepayers are invited to submit their comments on the differential rates in writing to be received no later than **5.00pm on Friday 19 July 2024**.

Submission should be addressed to the Chief Executive Officer, Town of Claremont, and can be made:

Email toc@claremont.wa.gov.au
Mail *POBox 54 Claremont, WA 6910*
In person *308 Stirling Highway, Claremont*



Our vision and mission

OUR VISION

The Town is a progressive, respectful, sustainable local government supporting a connected, flourishing community.

OUR MISSION

We exist to deliver quality services for Claremont today and to build the foundation for the future.



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