



AGENDA

BUSINESS OF AN URGENT NATURE

FOR THE

ORDINARY MEETING OF COUNCIL

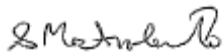
25 JULY 2024

NOTICE OF MEETING

Dear Council Member,

The next Ordinary Meeting of Council will be held on Thursday, 25 July 2024 in the Council Chambers, Corner Weld and Haas Streets, Broome, commencing at 5.00PM.

Regards,



S MASTROLEMBO
Chief Executive Officer

22/07/2024

Our Mission

"To deliver affordable and quality Local Government services."

DISCLAIMER

The purpose of Council Meetings is to discuss, and where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting.

Persons should be aware that the provisions in section 5.25 of the *Local Government Act 1995* establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person. The Shire of Broome expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a Member or Officer, or the content of any discussion occurring, during the course of the Council meeting.

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SHIRE OF BROOME
ORDINARY MEETING OF COUNCIL
THURSDAY 25 JULY 2024
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13. BUSINESS OF AN URGENT NATURE

13.1 SHIRE OF BROOME RATES 2024/2025	
LOCATION/ADDRESS:	Nil
APPLICANT:	Nil
FILE:	ARA01; ARA12
AUTHOR:	Manager Financial Services
CONTRIBUTOR/S:	Coordinator Financial Operations Finance Officer - Rates
RESPONSIBLE OFFICER:	Acting Director Corporate Services
DISCLOSURE OF INTEREST:	Nil

SUMMARY:
 The report recommends to Council the outcome of the extended statutory local public notice period before adopting the 2024/2025 Annual Budget. Council is also requested to authorise the Chief Executive Officer to apply to the Minister for Local Government to approve the differential rates that require exemption from section 6.33(3) of the *Local Government Act 1995*.

BACKGROUND

Previous Considerations

OMC 24 April 2024	Item 9.4.3
OMC 30 May 2024	Item 13.1

The “Notice of intention to impose 2024/2025 differential rates” report presented to Council at the 24 April 2024 Ordinary Meeting of Council (OMC) summarised the following matters:

- The 2024/25 budget process to date including revenue required to be raised from rates as per the 2024/25 draft budget;
- Proposed Gross Rental Value (GRV) and Unimproved Value (UV) rating categories and corresponding valuations;
- Proposed rate in the dollar (RID) for each rating category reflecting a 5.97% increase from the preceding year, plus an additional 0.959% for GRV Commercial properties;
- Minimum payments proposed at \$1,344 for all rate categories with the exception of the GRV Vacant and UV Mining categories which were proposed to have lesser minimum payments of \$1,264 and \$958 respectively;
- The statutory requirement to advertise certain rating information through public notice; and
- The statutory requirement to consider submissions received concerning the proposed rates.

Through this report, Council resolved the following:

**COUNCIL RESOLUTION:
C/0424/013**

Minute No.

**Moved: Cr P Taylor
Smith**

Seconded: Cr E

That Council:

1. Publishes a local public notice proposing the 2024/25 differential general rates and minimum payments set out in the table below and invites electors or ratepayers to lodge submissions about this proposal within 21 days from the date of notice:

DIFFERENTIAL RATE CATEGORY	MINIMUM PAYMENT	RATE IN THE DOLLAR (cents)
Residential (GRV)	\$1,344	9.2478
Vacant (GRV)	\$1,264	20.0813
Commercial (GRV)	\$1,344	12.6712
Tourism (GRV)	\$1,344	14.9846
Commercial Rural (UV)	\$1,344	3.7704
Mining (UV)	\$958	15.2538
Rural (UV)	\$1,344	0.9019

2. Adopts the Objects and Reasons presented in Attachment 2 for each of the proposed differential general rates and minimum payments in point 1 above; and

3. Following the close of the public submission period, requests the Chief Executive Officer to report back to Council, presenting any submissions for formal consideration, before seeking Ministerial Approval under section 6.33(3) of the Local Government Act 1995 to impose differential rates which are more than twice the lowest differential rate in the GRV Vacant, UV Mining and UV Commercial Rural differential rating categories.

For: Shire President C Mitchell, Cr D Male, Cr J Lewis, Cr J Mamid, Cr P Matsumoto, Cr E Smith, Cr M Virgo, Cr P Taylor, Cr S Cooper.

CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY 9/0

Following the OMC 24 April 2024, a public notice inviting submissions on proposed differential rates was advertised in the 1 May 2024 edition of The West Australian Newspaper, with the 21 day submission period ending 4pm 22 May 2024. A further advertisement appeared in the Broome Advertiser edition issued on 2 May 2024. Public notices were also placed on noticeboards located at the Shire of Broome Administration Centre and Library. A digital public notice was published on the Shire of Broome's website with a link to the Objects and Reasons for the Differential Rates and Minimum Payments for the 2024/2025 Financial Year.

The Shire also wrote to the 23 properties in the UV Commercial Rural rating category, inviting public comments on the proposed differential rates according to the Department of Local Government, Sport and Cultural Industries (DLGSC) requirement for rating categories with less than 30 ratepayers.

At the OMC 30 May 2024, Council were provided a report to consider any submissions received and to seek approval for the Chief Executive Officer to apply to the Minister for the required ministerial approvals under 6.33(3). Council resolved:

COUNCIL RESOLUTION:
(REPORT RECOMMENDATION) **Minute No. C/0524/075**
Moved: Cr D Male **Seconded: Cr P Taylor**
That Council:

1. **Notes that no submissions were received in response to Council's intention to impose the 2024/25 differential rates and minimum payments under section 6.36(4) of the Local Government Act 1995 during the public submission period of 21 days;**
2. **Endorses the following proposed Differential General Rates and Minimum Payments for 2024/25:**

DIFFERENTIAL RATE CATEGORY	MINIMUM PAYMENT	RATE IN THE DOLLAR (cents)
Residential (GRV)	\$1,344	9.2478
Vacant (GRV)	\$1,264	20.0813
Commercial (GRV)	\$1,344	12.6712
Tourism (GRV)	\$1,344	14.9846
Commercial Rural (UV)	\$1,344	3.7704
Mining (UV)	\$958	15.2538
Rural (UV)	\$1,344	0.9019
3. **Adopts the 2024/25 Rating Objects and Reasons for each of the proposed differential general rates and minimum payments in point 2 above as contained in Attachment 1; and**
4. **Requests the Chief Executive Officer to seek the Minister for Local Government's approval under section 6.33(3) of the Local Government Act 1995 to impose differential rates for the:**
 - (a) **GRV Vacant differential rating category, which is proposed to be more than twice the lowest GRV Residential differential rate; and**
 - (b) **UV Commercial Rural and UV Mining differential rating categories, which are proposed to be more than twice the lowest UV Rural differential rate.**

For: Shire President C Mitchell, Cr D Male, Cr J Lewis, Cr P Matsumoto, Cr M Virgo, Cr P Taylor, Cr S Cooper.

CARRIED UNANIMOUSLY 7/0

Following the OMC on 30 May 2024, it was identified that an administration error in the local public notice period for the required minimum 21 day advertising had occurred, being not all local public notice mediums were advertised for the full 21 day required period. Upon recognition of this error, the Shire re-advertised the proposed differential rates on 26 June

2024, seeking submissions until 4 pm on 18 July 2024 (a period of 22 days), in accordance with the statutory requirements under section 6.36 of the *Local Government Act 1995* (the Act).

In addition to the local public notice requirements, Ministerial approval is required if a differential rate is more than twice the lowest differential rate in either UV or GRV properties (s6.33 of the Act). Approval will be sought for the GRV Vacant category which is more than twice the base GRV Residential rate, and the UV Commercial Rural and UV Mining categories which are both more than twice the base UV Rural rate.

The Minister requires evidence of Council consideration of any submissions received before considering the Shire's application for exemption from section 6.33 of the Act.

COMMENT

Submissions

During the re-advertised submission period, one submission was received by the Shire on 3 July 2024. The submission received was by a member of the public that was not able to be identified as a ratepayer or resident of the Shire, however, is presented for Council consideration (Attachment 3).

A summary of the submission and officer's response is provided below:

Assessment No.: Not identified as a ratepayer of the Shire of Broome
Submission:

Re: Differential Rates 2024/2025

I note your advertised untendered rates in the West Australian of 26th June 2024 and would be pleased if you could answer the following;

- 1. Does residential mean residential improved (home units/houses etc) GRV can not be applied to residential but only to C & I (commercial and industrial) as the tenant pays both net rent and outgoings in that situation (hence gross rent). Whereas in residential the tenant pays net rent (\$500 per week etc) and landlord (lessor) pays all outgoings (hence net rent).*
- 2. GRV Vacant. Does this mean vacant land residential or commercial/industrial. Either way all rates of this type can be based on unimproved value only (ie vacant).*
- 3. GRV Commercial. I presume this means industrial, retail, show rooms/industrial/commercial or whatever. GRV is applicable if Unimproved not vacant land.*
- 4. Tourism (caravan parks etc) not sure of this one. You should seek advice from a Broome valuer.*
- 5. What is commercial rural – examples.*
- 6. Commercial rural - sound right.*
- 7. UV Mining – no idea.*

*Many shires are making the same mistake regarding the use of GRV.
The Minister advises the type of valuation to be used.
Why not write to the valuer general to get an explanation.*

The submission received was querying the GRV and UV valuation methodologies and did not support any specific concerns regarding the proposed differential rates or minimum payments for the 2024/2025 financial year.

Officer Response:

As the basis for calculating rates, s6.28(2) of the Local Government Act 1995 mandates that land (vacant or improved) predominantly used for non-rural purposes is to be rated using its Gross Rental Valuation (GRV). GRV is defined in the Valuation of Land Act 1978 as:

Gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year upon condition that the landlord were liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land.

The value for each property is determined by the Valuer General and provided to the Shire of Broome.

As per s. 6.28 (2) of the Local Government Act 1995, land (vacant or improved) predominantly used for rural purposes is to be rated using its Unimproved Value (UV), supplied and updated annually by the Valuer General. The Shire of Broome's Objects and Reasons for the 2024/2025 financial year, outlines the basis for the valuation types applied as either GRV or UV utilised in our proposed differential rating categories in accordance with the Local Government Act 1995. A copy of the report is attached for your reference.

As detailed, the term gross rental value (as defined by the Valuation of Land Act 1978) and use for the purposes of rating land under the Local Government Act 1995, may be different to the terms and use you have experienced as a licenced valuer of commercial and industrial properties.

A response to each individual question is provided within the letter (Attachment 4) to clarify their queries, along with an enclosed copy of the Shires proposed 2024/2025 Objects and Reasons.

No other submissions were received by the Shire during the re-advertisement period.

Conclusion

The initial ministerial application approval was sought under section 6.33 of the Act for the proposed GRV Vacant rating category, as the rate in the dollar for this category is more than twice the GRV Residential rate. Additional approval was sought under section 6.33 of the Act for UV Mining and UV Commercial differential rating categories which are more than twice the lowest UV Rural general rate.

Accordingly the Shire readvertised the intent to impose differential rates for another 22 days and now seeks approval for Council to consider the one (1) submission received, and recommend that the application made to the Minister be reindorsed.

CONSULTATION

The Department of Local Government, Sport and Cultural Industries

Local public notice was provided and direct correspondence issued to property owners as required under section 6.36 of the Act. One submission was received during the re-advertised period.

STATUTORY ENVIRONMENT

Local Government Act 1995

s6.26	<i>Rateable land</i>
s6.28	<i>Basis of Rates</i>
s6.32	<i>Rates and service charges</i>
s6.33	<i>Differential general rates</i>
s6.34	<i>Limit on revenue or income from general rates</i>
s6.35	<i>Minimum payment</i>

The rate in the dollar and minimum payments applicable to each differential rating category proposed for the 2024/25 annual budget have been developed with full consideration for the Act, specifically the sections referenced above.

s1.7	<i>Local public notice</i>
s6.36	<i>Local government to give notice of certain rates</i>

The Shire has complied with the statutory requirement to give public notice in at least four ways (state-wide newspaper, Shire administration and Library notice boards, Shire website and Shire facebook page) after 1 May, for at least 21 days, stating the proposed differential rates and minimum payments for each rating category; providing suitable access to the Objects and Reasons, and considering all submissions to Council through this report.

POLICY IMPLICATIONS

Rating Policy

The Rating Policy outlines the Council's principles and methodology when exercising the Council's discretionary powers to determine the level and structure of rates levied under the Act.

FINANCIAL IMPLICATIONS

The proposed differential rates and minimum payments for the 2024/2025 financial year will raise an estimated rates revenue of \$28.49M.

RISK

Risks associated with the consideration of submissions received and the general endorsement of the proposed rates model include:

- Delays to the 2024/25 annual budget adoption affect cash flow and delay the commencement of significant capital projects.
- Delay in the timing of issuance of the annual rates notices, leaving less time for ratepayers to pay rates by 30 June 2025.
- Tying up Shire resources that would be utilised on other projects and statutory reporting.

STRATEGIC ASPIRATIONS

Performance - We will deliver excellent governance, service & value for everyone.

Outcome 12 - A well informed and engaged community

Objective 12.1 Provide the community with relevant, timely information and effective engagement.

Outcome 13 - Value for money from rates and long term financial sustainability

Objective 13.1 Plan effectively for short- and long-term financial sustainability

Objective 13.2 Improve real and perceived value for money from rates.

VOTING REQUIREMENTS

Simple Majority

REPORT RECOMMENDATION:

1. Notes that Council readvertised for the required 21 days under section 6.36 of the Local Government Act 1995;
2. Notes that one submission was received and considered in response to Council's intention to impose the 2024/25 differential rates and minimum payments under section 6.36(4) of the Local Government Act 1995;
3. Reaffirms the endorsement of the following proposed Differential General Rates and Minimum Payments for 2024/25:

DIFFERENTIAL RATE CATEGORY	MINIMUM PAYMENT	RATE IN THE DOLLAR (cents)
Residential (GRV)	\$1,344	9.2478
Vacant (GRV)	\$1,264	20.0813
Commercial (GRV)	\$1,344	12.6712
Tourism (GRV)	\$1,344	14.9846
Commercial Rural (UV)	\$1,344	3.7704
Mining (UV)	\$958	15.2538
Rural (UV)	\$1,344	0.9019

4. Reaffirms the adoption of the 2024/25 Rating Objects and Reasons for each of the proposed differential general rates and minimum payments in point 3 above as contained in **Attachment 2**; and
5. Recommends the Chief Executive Officer to seek the Minister for Local Government's approval under section 6.33(3) of the Local Government Act 1995 to impose differential rates for the:

- (a) GRV Vacant differential rating category, which is proposed to be more than twice the lowest GRV Residential differential rate; and*
- (b) UV Commercial Rural and UV Mining differential rating categories, which are proposed to be more than twice the lowest UV Rural differential rate.*

Attachments

1. Attachment 1 - 2024-25 Objects and Reasons
2. Attachment 2 - 2024-25 Proposed Draft Rates Model for Budget Adoption



Statement of Objects and Reasons

2024/25 Differential Rates and Minimum Payments

Under section 6.36 of the *Local Government Act 1995*, the Objects and Reasons for implementing Differential Rates must be published by the Shire of Broome.

Overall Objective

The purpose of the levying of rates is to meet the Shire's budget requirements each financial year to deliver services and community infrastructure. The Valuer-General provides the property valuations as the basis for the calculation of rates each year. Section 6.33 of the *Local Government Act 1995* provides the ability to differentially rate properties based on zoning or land use as determined by the Shire of Broome. Properties are grouped according to town planning zonings or predominant land use. Each rating category has a separately calculated rate in the dollar to achieve equity across all sectors.

Council has considered the key values contained within the Rating Policy: Differential Rates (s.6.33) released by the Department of Local Government, Sport and Cultural Industries, being:

- Objectivity
- Fairness and Equity
- Consistency
- Transparency and Administrative Efficiency

A copy of this policy can be obtained from this link:

<https://www.dlgsc.wa.gov.au/department/publications/publication/rating-policy-differential-rates>.

Council determines the required rates yield by reviewing all revenue sources, expenditure and efficiency measures as part of its budget deliberations, and for the 2024/25 financial year a budget deficiency of \$28.4M has been identified. To achieve a balanced budget the rate-in-dollar is proposed to be increased by 5.97% across all rating categories with an additional 0.959% for the GRV Commercial (6.93%) rating category as a result of Council's resolution to support Inter Regional Flight Network costs.

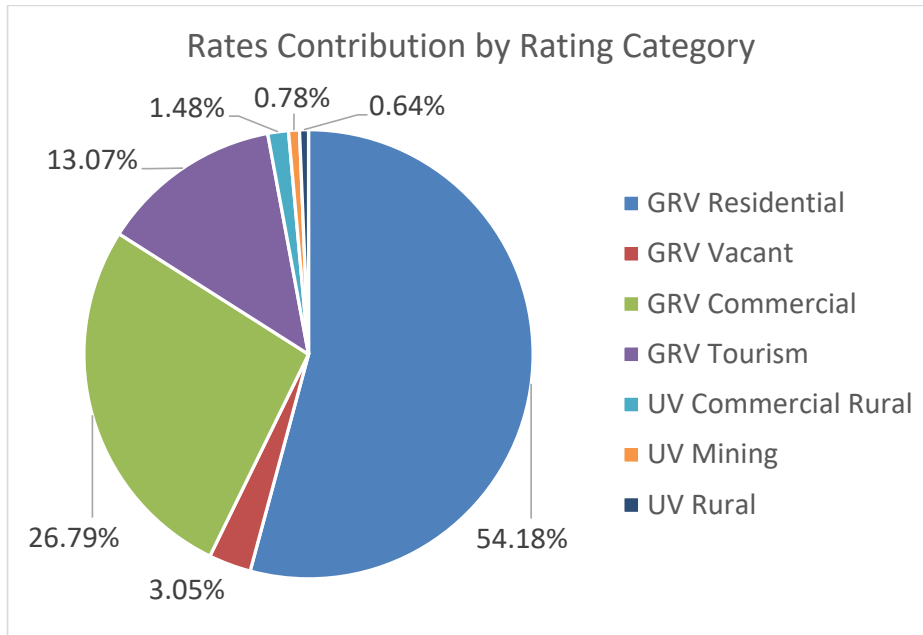
Below is a summary of the proposed Minimum Payments and Rates in the Dollar for 2024/25:

Differential Rate Category	Minimum Payment	Rate in the \$ (Cents)
GRV – Residential	\$1,344	9.2478
GRV – Vacant	\$1,264	20.0813
GRV – Commercial	\$1,344	12.6712
GRV – Tourism	\$1,344	14.9846
UV – Commercial Rural	\$1,344	3.7704
UV – Mining	\$958	15.2538
UV – Rural	\$1,344	0.9019

Rates Contribution Based by Rating Category:

In September 2021, the Valuer General’s Office commenced reviewing all GRV properties within the Shire, with revised valuations becoming effective from 1 July 2022. The next valuation review of GRV properties is expected to be effective from 1 July 2025.

The following chart details the rates contribution as a percentage of total rates revenue for each rating category:



Gross Rental Value (GRV)

The *Local Government Act 1995* determines that properties of a non-rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Valuer-General determines the GRV for all properties within the Shire of Broome. Under section 22 of the *Valuation of Land Act 1978*, the Valuer-General also determines the frequency of general valuations. The Valuer-General undertakes a GRV revaluation every three to five years, with the most recent valuation occurring in September 2021 and effective from 1 July 2022. Factors such as age, construction, size, car shelters, pools and location influence the rental value for a house or other GRV property. Interim valuations are provided fortnightly to the Shire by the Valuer-General for properties where changes have occurred (i.e. subdivisions or strata title of a property, amalgamations, building constructions, demolition, additions and/or property rezoning). In such instances, the Shire recalculates the rates for the affected properties and issues interim rates notices.

GRV properties contribute about 97.09% of the total rates as the properties in this category generally have a much higher demand for Shire resources.

GRV – Residential (The Base Rate for Gross Rental Value)

This rating category consists of properties that have a predominant residential use. This rating category is the base GRV rate by which all other GRV rated properties are assessed. The reason for the rate in the dollar for this category is to reflect the level of rating required to raise the necessary revenue to operate efficiently and provide the diverse range of services and programs and associated infrastructure/facilities required for developed residential and urban areas.

Council is focused on sustainably managing its community and infrastructure assets through the funding of renewal and replacement asset programs. These programs include but are not limited to investment in the resealing of roads, replacement and development of footpath networks, refurbishing public ablutions and other building maintenance programs. The rates from this category are expected to meet the community needs and service levels for properties under this category within the Shire of Broome. This category contains 72.96% of all properties within the Shire, accounting for 58.15% of total property value, and generating 54.18% of the rates revenue raised in 2024/25.

GRV – Commercial

This rating category covers the town centre, commercial business, shopping centres, telecom tower sites and the airport. All properties rated under this category are zoned Commercial under the Town Planning Scheme, excluding properties with tourism use. This rating category recognises the impact of commercial properties on infrastructure and the environment within the Shire. This category recognises the more significant share of costs associated with providing additional services like economic development, maintaining car park infrastructure, landscaping, environmental health, light industrial area infrastructure, inter regional flight network costs and other amenities. The total rate in the dollar has increase 6.93% in this category. The rate in the dollar for this category is 37.02% higher than the GRV – Residential base rate. This category contains 8.20% of all properties within the Shire, accounting for 20.97% of total property value and is expected to contribute 26.79% of the total rates to be raised for 2024/25.

GRV – Tourism

This rating category consists of properties with operations related to tourism inclusive of un-hosted Holiday Homes. This category recognises the impact of such properties on infrastructure and the environment within the Shire. This rating category recognises the more significant share of costs associated with the provision of services in addition to the services provided in the GRV Commercial category. Some additional costs contribute to economic development, tourism promotion and marketing activities, environmental health, public safety and law enforcement during the tourist season. The rate in the dollar for this category is 62.03% higher than the GRV – Residential base rate. This category contains 12.04% of all properties within the Shire, accounting for 8.16% of total property value, and is expected to contribute 13.07% of the total rates to be raised for 2024/25.

GRV – Vacant

This rating category consists of vacant properties zoned Residential, Tourist, Commercial or Industrial under the Shire's Local Planning Scheme. The object of the rate for this category is to signify the Council's preference for land to be developed rather than left vacant. Development is encouraged due to its importance and positive effect on local employment and economic diversity. Further community returns are also expected from population-linked investment in the region by both State and Federal funding bodies. The rate is also higher than the base rate to distribute the rates burden equitably considering the different method used for the valuation of vacant land as compared to other GRV properties. The rate is also intended to discourage land investors from land banking and discourage excessive vacant land leaving subdivisions barren and aesthetically unappealing which may provide prospects for potential antisocial behaviour. The rate in the dollar

for this category is 117.15% higher than the GRV – Residential base rate. This category contains 4.86% of all properties within the Shire, accounting for 1.41% of total property value, and is expected to contribute 3.05% of the total rates to be raised for 2024/25.

Unimproved Value (UV)

Properties that are predominantly used for rural purposes are assigned an Unimproved Value supplied and updated by the Valuer-General on an annual basis. The rate in the dollar set for the UV-Rural category forms the basis for calculating all other UV differential rates.

UV properties contribute about 2.85% of the total rates as the number of properties in these categories is low and they generally have a much lower demand on Shire resources.

UV - Rural (The Base Rate for Unimproved Value)

This rating category consists of properties that are exclusively for rural use. This category is the base UV rate by which all other UV rated properties are assessed. Other UV rating categories have a higher demand for Shire resources than properties in the UV - Rural rating category. This category contains 0.82% of all properties within the Shire, accounting for 6.94% of total property value, and is expected to contribute 0.64% of the total rates to be raised for 2024/25.

UV - Commercial Rural

This rating category consists of properties with a commercial use outside of the townsite and inclusive of pearling leases, pastoral leases or other properties with pastoral use.

This category recognises the increased rates required to operate efficiently and provide for rural infrastructure and services. The above services are in addition to the urban services, programs, and infrastructure available to the properties in this category. The Shire incurs higher costs of infrastructure maintenance and renewal of the rural road network due to its vulnerability to extreme weather conditions, further increasing due to extra vehicle movements and activities associated with these properties. The rate in the dollar for this category is 318.05% higher than the UV–Rural base rate. This category contains 0.33% of all properties within the Shire, accounting for 3.89% of total property value, and is expected to contribute 1.48% of the total rates to be raised for 2024/25.

UV – Mining

This rating category consists of properties for mining, exploration or prospecting purposes. The object of the rate for this category is to reflect the impact on utilisation of rural infrastructure (compared to pastoral) by heavy transport and associated higher traffic volumes. Also, these properties have access to all other services and facilities provided by the Shire. This category is rated higher than UV-Commercial due to the higher road infrastructure maintenance costs to the Shire from frequent heavy vehicle use over extensive lengths of Shire roads throughout the year. The rate in the dollar for this category is 1591.30% higher than the UV–Rural base rate. This category contains 0.79% of all properties within the Shire, accounting for 0.48% of total property value, and is expected to contribute 0.78% of the total rates to be raised for 2024/25.

Minimum Payments

Every property, regardless of size, value, and use, receives some minimum level of benefit from the Shire's works and services. Minimum rates ensure that all ratepayers make a reasonable contribution to essential services and infrastructure. A minimum payment of \$1,344 is proposed for all categories except the GRV – Vacant category, for which a minimum payment of \$1,264 is proposed and the UV – Mining category, for which a minimum payment of \$958 is proposed.

UV of mining properties ranges from \$260 to over \$588,000, with an average of \$24,351. The \$958 minimum rate for the UV-Mining category is set at a lower level than the other rating categories to ensure compliance with section 6.35 of the *Local Government Act 1995* which requires that less than 50% of the properties in any category are on the minimum rate. Given the lower valuation figure assigned to small mining tenements, a lower minimum payment will also ensure that the rate burden is distributed equitably between all other property owners paying the minimum amount.

Yours Faithfully,

Sam Mastrolembo
Chief Executive Officer

SHIRE OF BROOME
 PROPOSED DRAFT RATES MODEL
 30 JUNE 2025

RATE TYPE	2024/25						2023/24					
	Rate in \$ as cents	Number of Properties	Rateable Value New	2024/25 Budgeted Rate Revenue \$	2024/25 Budgeted Interim Rates \$	2024/25 Budgeted Total Revenue	Rate in \$ as cents	Number of Properties	Rateable Value New	2023/24 Budgeted Rate Revenue \$	2023/24 Budgeted Interim Rates \$	2023/24 Actual Total Revenue
Differential general rate												
<u>Gross Rental Valuations</u>												
GRV Residential	9.2478	5,118	166,098,639	15,360,470	207,979	15,568,449	8.7268	5,095	165,274,307	14,423,586	150,000	14,573,586
GRV Vacant	20.0813	173	3,246,770	651,994		651,994	18.9500	161	2,895,550	548,707		535,082
GRV Commercial	12.6712	558	59,937,332	7,594,779		7,594,779	11.8501	558	59,709,080	7,075,589		7,075,589
GRV Tourism	14.9846	605	22,611,039	3,388,174		3,388,174	14.1405	577	21,759,799	3,076,935		3,076,935
<u>Unimproved Value Valuations</u>						0						
UV Commercial Rural	3.7704	22	11,152,293	420,486		420,486	3.5580	22	10,810,860	384,653		384,653
UV Mining	15.2538	29	1,501,724	229,070		229,070	14.3945	39	1,400,067	201,532		201,532
UV Rural	0.9019	54	19,691,000	177,593		177,593	0.8510	54	17,809,000	151,563		151,563
Sub-Totals		6,559	284,238,797	27,822,566	207,979	28,030,545		6,506	279,658,663	25,862,564	150,000	25,998,939
Minimum payment	Minimum \$						Minimum \$					
<u>Gross Rental Valuations</u>												
GRV Residential	1344	44	578,580	59,136		59,136	1268	45	588,460	57,060		57,060
GRV Vacant	1264	171	795,308	216,144		216,144	1268	154	701,738	195,272		195,272
GRV Commercial	1344	22	153,862	29,568		29,568	1268	22	153,862	27,896		27,896
GRV Tourism	1344	247	782,931	331,968		331,968	1268	247	782,931	313,196		313,196
<u>Unimproved Value Valuations</u>						0						
UV Commercial Rural	1344	1	3,300	1,344		1,344	1268	1	3,300	1,268		1,268
UV Mining	958	28	79,959	26,824		26,824	520	20	37,669	10,400		10,400
UV Rural	1344	4	196,300	5,376		5,376	1268	4	191,300	5,072		5,072
Sub-Totals		517	2,590,240	670,360	0	670,360		493	2,459,260	610,164	0	610,164
Total amount raised from general rates		7,076	286,829,037	28,492,926	207,979	28,700,905		6,999	282,117,923	26,472,728	150,000	26,609,103
Discounts						(51,496)						(47,903)
Total Rates		7,076	286,829,037	28,492,926	207,979	28,649,409		6,999	282,117,923	26,472,728	150,000	26,561,200