



AGENDA

BUSINESS OF AN URGENT NATURE

FOR THE

ORDINARY MEETING OF COUNCIL

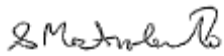
30 MAY 2024

NOTICE OF MEETING

Dear Council Member,

The next Ordinary Meeting of Council will be held on Thursday, 30 May 2024 in the Council Chambers, Corner Weld and Haas Streets, Broome, commencing at 3.00PM.

Regards,



S MASTROLEMBO
Chief Executive Officer

23/05/2024

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.

Should you require this document in an alternative format please contact us.

SHIRE OF BROOME
ORDINARY MEETING OF COUNCIL
THURSDAY 30 MAY 2024
INDEX – BUSINESS OF AN URGENT NATURE

13.	BUSINESS OF AN URGENT NATURE	4
13.1	COUNCIL CONSIDERATION OF PUBLIC SUBMISSIONS ON INTENTION TO IMPOSE DIFFERENTIAL RATES AND MINIMUM PAYMENTS FOR THE 2024/25 ANNUAL BUDGET	4

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 24 April 2024 OMC, 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 was placed in the Broome Advertiser 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 2024/25 Financial Year. This complies with the statutory requirements under section 6.36 of the *Local Government Act 1995* (the Act).

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.

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 21 day submission period, there were no submissions received.

Property and Valuation Changes

The "Notice of intention to impose 2024/2025 differential rates" report presented to Council at the 24 April 2024 OMC modelled differential rates based on all property valuations current at the time. GRV properties are revalued every three (3) years, with the last valuations taking effect 1 July 2022. UV properties are revalued annually by the Valuer-General, and new valuations (effective from 1 July 2024) had not been received at the time of the report. Officers considered that any variances which would significantly affect the outcome of the proposed rates model would be presented to Council and treated in accordance with the Act. During the advertising period other minor interim schedule changes were also processed to ensure the most up to date rates ledger for budget considerations and billing.

UV Properties

The Valuer-General, through Landgate, completed the rural assessments for all properties as of the Date of Valuation, 1 August 2023. These valuations become effective on 1 July 2024, so are necessary to include in the proposed 2024/25 rates model. The changes observed in the assessed values for the 2023/24 period resulted in an average overall change of 7.73%.

Landgate provided that the analysis of sales at and around the date of valuation supported an increase in unimproved values for most broadacre irrigation land, and some smallholding land, with no significant change to unimproved values for the remainder of properties in the Shire. Some variations to individual assessments may have occurred either as a product of the valuation process and/or inclusion of updated information.

All current UV valuations have now been received and incorporated into the 2024/25 rates model. The total UV valuations have increased by \$2,375,057, above the valuations included in the rates model presented at the April OMC. This equates to a \$51,880 increase in rates levies. Contained within these revaluations are movements in the UV Mining category - a combination of dead, new and revalued mining tenements. The variance from the rates model presented at the April OMC to the current valuations are presented in **Attachment 2**.

GRV Properties

During the advertising period other minor updates to property valuations were made in accordance with interim valuation schedules provided by Landgate, as well as the completion of a review by the Shire's planning department to ensure any properties with an approved change in property use were appropriately re-categorised in the final rates model. The review identified 17 properties which were realigned to the GRV Tourism category, and one property realigned to the GRV Commercial category, with all 18 properties originally modelled under the GRV Residential category. The movement of GRV properties increased the rates to be levied by \$40,141, since the April OMC.

Rates Model Changes

The rates model approved for advertising at the 24 April 2024 OMC, factored in \$300,000 of interim rates, being double that of the 2023/24 adopted interim rates (\$150,000). The intent of this increase acknowledged, firstly, Council's intent of a manageable RID change across the rating categories, and secondly, recognised the expectation that UV revaluations, changes in property use, and property developments would impact the rates levied. The UV revaluations and some property use changes are now known, which have an impact of \$92,021. These have been recognised in the attached rates model, as required for the application to the Minister. The intent is not to raise additional rates income above the advertised model, so this has been proposed to offset the interim rates. Reducing the proposed interim rates to \$207,979. The net effect to the proposed rates model is \$0 as presented at **Attachment 3**.

A summary of the changes to valuations and rates modelling since the previously reported model (OMC 24 April 2024) is provided in **Attachment 2**. An updated Statement of Objects and Reasons for 2024/25 reflecting any changes is provided in **Attachment 1**.

Ministerial Approval

Ministerial approval must be 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.

A separate application for approval under section 6.33 of the Act must also be sought for UV Mining and UV Commercial differential rating categories which are more than twice the lowest UV Rural general rate. This has been the case for UV Mining and UV Commercial categories for some years, and recognises the higher costs associated with maintaining infrastructure and the rural road network (including, extreme weather conditions, heavier transport utilising roads and higher traffic volumes).

Applications for both GRV and UV is consistent with prior years and Officers recommend that Council authorise the Chief Executive Officer (CEO) to apply to the Minister seeking approval under section 6.33 of the Act for the proposed rate in the dollar for the GRV Vacant, UV Mining and UV Commercial differential rating categories.

Conclusion

As no submissions have been received on the advertised rates in the dollar and minimum payments proposed for 2024/25, it is recommended that Council adopts the Objects and Reasons, differential rates and minimum rates strategy as previously advertised, and seeks Ministerial approval to impose differential rates for those rates that are more than twice the lowest differential rate as required under section 6.33(3) of the Act.

CONSULTATION

Local public notice was provided and direct correspondence issued to property owners as required under section 6.36 of the Act. No submissions were received during the 21-day statutory notice period.

The Valuer-General and Landgate provided the current property valuations in the proposed 2024/25 rates model, via the valuation rolls and interim valuation schedules.

STATUTORY ENVIRONMENT

Local Government Act 1995

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

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	Local public notice
s6.36	Local government to give notice of certain rates

The Shire has complied with the statutory requirement to give public notice in at least three ways (state-wide and local newspapers, Shire administration and Library notice boards, Shire website) from 1 May, for at least 21 days, stating the proposed differential rates and minimum payments for each rating category, providing suitable access to the Objectives 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 2024/25 financial year will raise an estimated rates revenue of \$28.49M. A detailed draft rates model is in **Attachment 3**, featuring the rate in the dollar and minimum payment for all rating categories as per Council resolution C/0424/013 made at the 24 April 2024 OMC, and valuations received from the Valuer-General for all properties within the Shire of Broome (GRV properties applying from 1 July 2022, UV properties applying from 1 July 2024).

RISK

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

- Rejection of the proposed differential rates, minimum payment and/or associated statement of objectives and reasons by the DLGSC, which could result in delays in adopting the 2024/25 annual budget.
 - Delays to the 2024/25 annual budget adoption could 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.

These risks are assessed as extreme. The treatment and mitigation of these risks have been identified through controls including analysis and review of the rate-setting strategy, compliance with all related legislation and DLGSC guidelines and consultation with DLGSC and ratepayers.

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:

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)
<i>Residential (GRV)</i>	<i>\$1,344</i>	<i>9.2478</i>
<i>Vacant (GRV)</i>	<i>\$1,264</i>	<i>20.0813</i>
<i>Commercial (GRV)</i>	<i>\$1,344</i>	<i>12.6712</i>
<i>Tourism (GRV)</i>	<i>\$1,344</i>	<i>14.9846</i>
<i>Commercial Rural (UV)</i>	<i>\$1,344</i>	<i>3.7704</i>
<i>Mining (UV)</i>	<i>\$958</i>	<i>15.2538</i>
<i>Rural (UV)</i>	<i>\$1,344</i>	<i>0.9019</i>

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.*

Attachments

1. Attachment 1 - 2024/25 Objects and Reasons for the Differential Rates and Minimum Payments - Updated
2. Attachment 2 - 2024/25 Summary of Changes to Rates Valuations and Modelling
3. Attachment 3 - 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.

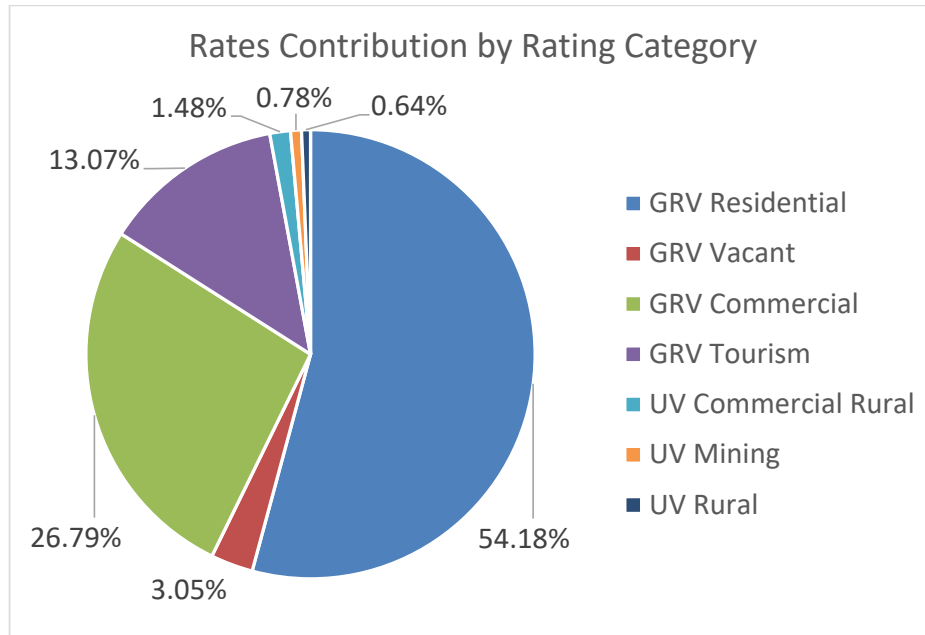
Below is a summary of the proposed Minimum Payments and Rates in the Dollar for 2024/25:

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

2024/25 BUDGET - SUMMARY OF CHANGES TO VALUATIONS AND RATES MODELLING

	Advertised				Minister Approval				Variance			
	Rate in \$/Min	No. Properties	Valuations	Total Rates	Rate in \$/Min	No. Properties	Valuations	Total Rates	Rate in \$/Min	No. Properties	Valuations	Total Rates
NON-MINIMUMS												
GRV Residential	0.092478	5,136	166,809,999	\$ 15,426,255	0.092478	5,118	166,098,639	\$ 15,360,470	0	-18	-711,360	-\$ 65,785
GRV Vacant	0.200813	173	3,246,770	\$ 651,994	0.200813	173	3,246,770	\$ 651,994	0	0	0	\$ -
GRV Commercial	0.126712	557	59,898,332	\$ 7,589,837	0.126712	558	59,937,332	\$ 7,594,779	0	1	39,000	\$ 4,942
GRV Tourism	0.149846	588	21,937,119	\$ 3,287,190	0.149846	605	22,611,039	\$ 3,388,174	0	17	673,920	\$ 100,984
UV Commercial Rural	0.037704	22	10,810,860	\$ 407,613	0.037704	22	11,152,293	\$ 420,486	0	0	341,433	\$ 12,873
UV Mining	0.152538	30	1,357,284	\$ 207,037	0.152538	29	1,501,724	\$ 229,070	0	-1	144,440	\$ 22,033
UV Rural	0.009019	54	17,809,000	\$ 160,619	0.009019	54	19,691,000	\$ 177,593	0	0	1,882,000	\$ 16,974
Total Non Minimums		6,560	281,869,364	\$ 27,730,545		6,559	284,238,797	\$ 27,822,566	0	-1	2,369,433	\$ 92,021
MINIMUMS												
GRV Residential	\$ 1,344	44	578,580	\$ 59,136	\$ 1,344	44	578,580	\$ 59,136	0	0	0	\$ -
GRV Vacant	\$ 1,264	171	795,308	\$ 216,144	\$ 1,264	171	795,308	\$ 216,144	0	0	0	\$ -
GRV Commercial	\$ 1,344	22	153,862	\$ 29,568	\$ 1,344	22	153,862	\$ 29,568	0	0	0	\$ -
GRV Tourism	\$ 1,344	247	782,931	\$ 331,968	\$ 1,344	247	782,931	\$ 331,968	0	0	0	\$ -
UV Commercial Rural	\$ 1,344	1	3,300	\$ 1,344	\$ 1,344	1	3,300	\$ 1,344	0	0	0	\$ -
UV Mining	\$ 958	28	77,775	\$ 26,824	\$ 958	28	79,959	\$ 26,824	0	0	2,184	\$ -
UV Rural	\$ 1,344	4	191,300	\$ 5,376	\$ 1,344	4	196,300	\$ 5,376	0	0	5,000	\$ -
Total Minimums		517	2,583,056	\$ 670,360		517	2,590,240	\$ 670,360	0	0	7,184	\$ -
TOTAL ALL PROPERTIES												
GRV Residential		5,180	167,388,579	\$ 15,485,391		5,162	166,677,219	\$ 15,419,606	0	-18	-711,360	-\$ 65,785
GRV Vacant		344	4,042,078	\$ 868,138		344	4,042,078	\$ 868,138	0	0	0	\$ -
GRV Commercial		579	60,052,194	\$ 7,619,405		580	60,091,194	\$ 7,624,347	0	1	39,000	\$ 4,942
GRV Tourism		835	22,720,050	\$ 3,619,158		852	23,393,970	\$ 3,720,142	0	17	673,920	\$ 100,984
UV Commercial Rural		23	10,814,160	\$ 408,957		23	11,155,593	\$ 421,830	0	0	341,433	\$ 12,873
UV Mining		58	1,435,059	\$ 233,861		57	1,581,683	\$ 255,894	0	-1	146,624	\$ 22,033
UV Rural		58	18,000,300	\$ 165,995		58	19,887,300	\$ 182,969	0	0	1,887,000	\$ 16,974
Total		7,077	284,452,420	\$ 28,400,905		7,076	286,829,037	\$ 28,492,926	0	-1	2,376,617	\$ 92,021

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