



Additional Rating Information and Objects & Reasons – 2024/25

Rates are a primary source of revenue for the City of Busselton and are imposed on all rateable land within its district to fund the services and facilities provided to residents, local businesses, and visitors.

A single general rate may be imposed on all rateable land with a Gross Rental Value (GRV) or Unimproved Value (UV) type. Alternatively, the City can distinguish between land based on its use, zoning and / or whether it is vacant land (or other characteristic set out in regulations and apply a differential rate.

A differential rate is generally imposed to ensure that every landowner and business venture makes a reasonable contribution to services and facilities within the district. It is also used to maintain relativities between rate groups, and provides the ability to vary levels between, or for, specific rate groups.

For the 2024/2025 financial year, an average 7.00% increase has been applied to the rate in the dollar and minimum payment for all differential rating categories (DRC) except Holiday Homes. An average 15.14% increase has been applied to the Holiday Homes rate in the dollar and minimum payment.

The average 7.00% increase considers current cost factors, ongoing asset management demands, and the impact of lower than CPI rating over the past four years, including a 0% increase in 2020/2021 due to impacts of COVID. The average 15.14% increase to Holiday homes considers the State Government Short Term Rental Accommodation reforms that will, by 1 January 2025, replace the City's own registration scheme. Under the City's scheme, fees were payable to support management and compliance of holiday homes, which will continue to be the City's responsibility. The increase is higher to cover these costs.

How are rates calculated?

A property's annual rating assessment is determined by multiplying its GRV or UV valuation amount by the differential rating category rate in the dollar. Where this calculation is less or equal to the "Minimum Payment", then the "Minimum Payment" is levied on the property.

All rateable land will have either a GRV valuation for land that is predominantly used for non-rural purposes, or a UV valuation for land that is predominantly used for rural purposes. Revaluations are usually done every 3 years for GRV and yearly for UV. There was a revaluation of all UV's effective from the 1 July 2024.

The increase in UV's have been taken into consideration when setting the 2024/25 rate in the dollar. If a property's UV has increased above the average, then this property's rate increase will likely be higher than the intended average increase. This is because a rate in the dollar must be applied to all properties within a DRC, and not individually property by property.

If you have any queries on your valuation, please call the VGO customer service on (08) 9273 7373 or refer to www.landgate.wa.gov.au/valuations for more information.

2024/2025 Rates

The following differential and specified area rates will apply for the 2024/25 financial period.

Differential Rates	Rate in the \$	Minimum Payment
GROSS RENTAL VALUATION PROPERTIES		
Residential (Improved & Vacant)	\$0.091301	\$1,623
Commercial (Improved & Vacant)	\$0.120076	\$1,623
Industrial (Improved/Vacant)	\$0.127838	\$1,623
GRV Holiday Home	\$0.109168	\$1,814
UNIMPROVED VALUATION PROPERTIES		
Primary Production	\$0.003252	\$1,623

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Commercial	\$0.005941	\$1,623
Rural	\$0.003058	\$1,771
Holiday Home	\$0.003241	\$2,097
Specified Area Rates	Rate in \$	
Port Geographe	\$0.014439	
Provence GRV	\$0.013172	
Provence UV	\$0.000139	
Vasse	\$0.016340	

Objects & Reasons for Differential Rates

The objects and reasons for each differential rate are as follows:

Differential Rates – Gross Rental Valuations (GRV)

Residential (Improved/Vacant)

The object of this category is to apply a differential general rate or minimum payment to land used or held or zoned for residential purposes. It also acts as the City's benchmark differential rate and minimum payment by which all other GRV rated properties are assessed. The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure, and facilities, as well the provision of community services throughout the district.

GRV Holiday Home

The object of this category is to apply a differential rate or minimum payment to land with a Gross Rental Value that is wholly or partly used or held or zoned for Holiday Home purposes. The reasons for this rate, which is over and above that for ordinary Residential mentioned above, is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities, and services throughout the district, and assist with the compliance costs associated with holiday homes.

Commercial (Improved/Vacant)

The object of this category is to apply a differential rate or minimum payment to land wholly or partly used or held or zoned for Commercial purposes. The reason for this rate is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities, and services throughout the district.

Industrial (Improved/Vacant)

The object of this category is to apply a differential rate or minimum payment to land wholly or partly used or held or zoned for Industrial purposes. The reason for this rate is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities, and services throughout the district.

Differential Rates – Unimproved Valuations (UV)

Primary Production

The object of this category is to apply a differential general rate or minimum payment to land used or held or zoned for bona-fide primary production and is to act as the City's benchmark differential rate by which all other UV rated properties are assessed. The reason for this rate is to ensure

that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure, and facilities, as well the provision of community services throughout the district.

UV Rural

The object of this category is to apply a differential rate or minimum payment to land used or held or zoned for non-primary production or non-commercial purposes. The reason for this rate is to acknowledge that most properties in this category are typically of a rural residential nature and that the level of rating should be more reflective of such use.

UV Holiday Home

The object of this category is to apply a differential rate or minimum payment to land with an Unimproved Value that is wholly or partly used or held or zoned for Holiday Home purposes. The reason for this rate is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities, and services throughout the district, and assist with the compliance costs associated with holiday homes.

UV Commercial

The object of this category is to apply a differential rate or minimum payment to land with an Unimproved Value that is wholly or partly used or held or zoned for commercial purposes. The reason for this rate is to assist with the funding of Tourism, Marketing, Events and Economic Development related projects, activities, and services throughout the district, and to achieve a fair and equitable level of rating between commercial properties within both the UV and GRV differential rating categories.

Change of ownership/address

By virtue of the provision of Section 9.68 of the Local Government Act 1995, if a person, whether as principal or agent, sells or otherwise disposes of rateable land in the district of a Municipality, the principal or agent shall, within 21 days after the sale or disposal, provide the Council written notice of the sale with a plan or description of the land and the name and address of the purchaser. A Local Government is required to issue the owner of rateable land a Rate Notice and this is deemed to have been affected if delivered to the address shown in the rate book for the owner at the time of delivery. It is therefore important to provide the City's rating section with your current mailing address.

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