

Differential Rates 2026/2027

Statement of Objects and Reasons

Proposed Differential Rates and Minimum Payments for 2026/2027

Section 6.36 of the Local Government Act 1995 (the Act) requires Council to give local public notice of its intention to impose Differential Rates and Minimum Payments, inviting submissions from electors and ratepayers. This document describes the objects of, and reasons for, each proposed differential rate and minimum payment, required to be made available for inspection by electors and ratepayers per section 6.36(3)(c) of the Act.

The 2026/2027 Budget will not be adopted until after consideration by Council of any elector and ratepayer submissions, pursuant to Section 6.36(4) of the Act. The Act empowers Council to adopt differential rates or minimum payments different from those published in the public notice. In addition, the Local Government (Financial Management) Regulations 1996 require that if a Council does adopt any differential rates or minimum payments that are different from those set out in the public notice, then its adopted Budget must include a statement providing reasons for adopting any different rates or minimums from those set out in its public notice.

In its deliberations, prior to formally adopting the budget and imposing rates and minimum payments, Council will consider any submissions received and, as part of its due diligence processes, may also consider any new information on any budget-related matters not available to it at the time of giving public notice of intention to impose proposed rates and minimum payments. This may include for example, Council consideration of any updated advice on inflation forecasts for 2026/2027, any amendments to forecast changes to costs of State Government utilities including electricity tariffs, street lighting, water or sewerage, or any changes related to any of the local government recurrent grants or any other Federal or State funds forecast to be received.

Property valuations provided by the Valuer General are used as the basis for calculation of rates each year. Rates are calculated by multiplying a property's Landgate valuation by the applicable rate in the dollar. Properties rated on the Unimproved Value method are revalued every year, while Gross Rental Value properties were last revalued in 2024. Council has reassessed and adjusted its rate in the dollar for each rating category to counteract the overall impact of valuation movements. This ensures a consistent and equitable distribution of the required rates yield from one year to the next.

For the 2026/2027 financial year Council will impose the following differential rating categories. These categories ensure that rate revenue is collected on a fair and equitable basis, taking into consideration the cost of delivering services to each of the respective land classes in the district.

Differential Rates

GRV Rate Categories	Rate in \$
GRV General	0.087738

UV Rate Categories	Rate in \$
UV General	0.005709
UV Industrial / Mining	0.011339

Objects and Reasons – Differential Rates

Description	Characteristics	Objects	Reasons
UV General	Properties that are used for purposes other than industrial or mining.	The object of this differential rate is to ensure that all ratepayers make a reasonable contribution towards the services and infrastructure provided and maintained by the Shire for the benefit of residents.	This is considered the base rate by which all other UV rated properties are assessed. Revenue derived from this category will assist with funding the service levels expected by the community, achieving strategic community objectives and minimum standards of performance to which the Council will be measured by the State Government and others.
UV Industrial/ Mining	Properties that are used for industrial or mining purposes.	The object of this differential rate is to ensure that all UV property owners which carry out impactful activities contribute adequately to the services and infrastructure of the community. This rate is to be higher than the general rate.	The higher rate is to reflect the impact of activities which have a significant negative impact on the strategic planning, local environment, structure and the rural character of the district and where development and livability within the district is impacted from these activities.

Minimum Payments

The Shire imposes a minimum payment across all rating categories. The minimum payments have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of local government services and facilities. The following minimum payments are proposed for 2026/2027.

Rate Category	Minimum Payment \$
GRV General	1,444
GRV General (Storage Unit)	1,087
UV General	1,444
UV Industrial / Mining	1,444

The lesser minimum applied to GRV General for storage unit properties is in recognition that storage units are additional facilities utilised by existing residents and ratepayers and do not necessarily increase demand for Council services.

Summary

In arriving at the proposed rates in the dollar and minimum payments, the Council has attempted to balance the need for revenue to fund essential services and facilities with the desire to limit any increase on ratepayers to an affordable level in an equitable manner.

Submissions

Submissions are invited from any elector or ratepayer with respect to the proposed rates, and any related matter. Submissions should be addressed to the Chief Executive Officer, Shire of Murray, PO Box 21, Pinjarra WA 6208 and clearly marked Submission – Differential Rating 2026/2027.

All submissions should be received no later than 4:00pm on 25 June 2026.

