



SHIRE OF SHARK BAY
2025/2026 DIFFERENTIAL RATES
STATEMENT OF OBJECTS AND REASONS

Objects and Reasons

Council, in adopting the intention to implement differential rates, is required to develop a document describing the objects of, and reasons for, each proposed rate and minimum payment. In the notice of intention to levy differential rates, Council is to advise electors and ratepayers of the time and place where this document can be inspected. Below is the objects and reasons for Council's consideration.

Description	Characteristics	Objects	Reasons
GRV	All properties where the basis of rate is the Gross Rental Value (GRV) and the land use is solely residential as defined by Local Planning Policy No 1.	This rate is to contribute to services desired by the community	This is considered the base rate above which all other GRV rated properties are assessed.
GRV Other	Residential properties where the basis of rate is the Gross Rental Value (GRV) and the land uses is anything other than residential as defined by Local Planning Policy No 1. This includes commercial, industrial, tourism accommodation, holiday houses etc.	Obtain an appropriate contribution from non-residential properties toward the budgeted deficiency	Recognise the impact of non-residential activities within the district.
UV Rural	All properties where the basis of rate is the Unimproved Value (UV) and not within any other rating category.	Obtain an appropriate contribution from rural activities toward the budgeted deficiency	Recognise the impact of non-pastoral activities within the district.
UV Pastoral	All properties where the basis of rate is the Unimproved Value (UV) and the predominant land use is pastoral activities.	Obtain an appropriate contribution from Pastoral activities toward the budgeted deficiency	This is considered the base rate above which all other UV rated properties are assessed.
UV Mining	Properties where the basis of rate is the Unimproved Value (UV) and a land use associated with exploration/prospecting or mining leases/tenements.	Obtain an appropriate contribution from mining and exploration activities toward the budgeted deficiency	Due to the difference in valuation methodology and recognise the impact of mining related activities on the Shire

Submissions are invited from any Elector or Ratepayer with respect to the proposed differential rate within 21 days of the date of the notice of intention.

All submissions in writing should be forwarded to the Shire of Shark Bay no later than 4.00pm on 15 August 2025.

Dale Chapman
Chief Executive Officer