

An aerial photograph of a stone observation tower in a lush forest. Two people are standing on the tower, looking out over the city of Kwinana. The tower is built from large, irregular stones and has a metal railing. The forest is dense with green trees and shrubs. In the background, the city skyline is visible under a clear blue sky.

Special Council Meeting

Agenda

11 May 2026

Notice is hereby given of a Special Meeting of Council to be held in Council Chambers, City of Kwinana Administration Centre commencing at 5:30pm. Wayne Jack, Chief Executive Officer

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council. Agendas and Minutes are available on the City's website <https://www.kwinana.wa.gov.au/>

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1 OPENING AND ANNOUNCEMENT OF VISITORS

Presiding Member to declare the meeting open and welcome all in attendance.

Presiding Member to announce that the Special Council Meeting is being live streamed and recorded in accordance with the City's Live streaming and Recording Council Meetings policy.

By being present at this meeting, members of the public consent to the City recording and livestreaming their image and/or voice.

2 WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY

Deputy Mayor Barry Winmar to present the Welcome to Country:

"Ngullak nyinniny kooralong koora ngullak noitj nidja Nyoongar boodjar. Nyoongar moort djoorapiny nyinniny nidja ngulla quopadok Nyoongar boodjar kooralong.

From the beginning of time to the end, this is Nyoongar Country. Nyoongar people have been graceful keepers of our nation for many, many years.

Djinanginy katatjin djoorapiny nidja weern Nyoongar boodjar ngalla mia mia boorda.

Look, listen, understand and embrace all the elements of Nyoongar Country that is forever our home.

Kaya wandju ngaany koort djoorapiny nidja Nyoongar boodjar daadjaling waankganinyj Nyoongar Boodjar.

Hello and welcome my heart is happy as we are gathered on country and meeting here on Nyoongar Country.

Presiding Member to read the Acknowledgement of Country:

"It gives me great pleasure to welcome you all here and before commencing the proceedings, I would like to acknowledge that we come together tonight on the traditional land of the Nyoongar people and we pay our respects to their Elders past and present."

3 DEDICATION

Councillor Ivy Penny to read the dedication:

"May we, the Elected Members of the City of Kwinana, have the wisdom to consider all matters before us with due consideration, integrity and respect for the Council Chamber.

May the decisions made be in good faith and always in the best interest of the greater Kwinana community that we serve."

4 ATTENDANCE, APOLOGIES, LEAVE(S) OF ABSENCE (PREVIOUSLY APPROVED)

Apologies:

Leave(s) of Absence (previously approved):

Nil

5 PUBLIC QUESTION TIME

In accordance with the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996*, any person may during Public Question Time ask any question.

In accordance with Regulation 6 of the *Local Government (Administration) Regulations 1996*, the minimum time allowed for Public Question Time is 15 minutes.

A member of the public who raises a question during Question Time is to state his or her name and address.

Members of the public must provide their questions in writing prior to the commencement of the meeting. A public question time form must contain all questions to be asked, include contact details and the form must be completed in a legible form.

Please note that in accordance with Section 3.4(5) of the *City of Kwinana Standing Orders Local Law 2019* a maximum of two questions are permitted initially. An additional question will be allowed by the Presiding Member if time permits following the conclusion of all questions by members of the public.

6 RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

A petition must –

- be addressed to the Mayor;
- be made by electors of the district;
- state the request on each page of the petition;
- contain at least five names, addresses and signatures of electors making the request;
- contain a summary of the reasons for the request;
- state the name of the person to whom, and an address at which, notice to the petitioners can be given; and
- be respectful and temperate in its language and not contain language disrespectful to Council.

The only motion which shall be considered by the Council on the presentation of any petition are –

- that the petition be received;
- that the petition be rejected; or
- that the petition be received and a report prepared for Council.

In accordance with Clause 3.6 of the *Standing Orders Local Law 2019* a presentation is the acceptance of a gift, grant or an award by the Council on behalf of the local government or the community.

Prior approval must be sought by the Presiding Member prior to a presentation being made at a Council meeting.

Any person or group wishing to make a presentation to the Council shall advise the CEO in writing before 12 noon on the day of the meeting. Where the CEO receives a request in terms of the preceding clause the CEO shall refer it to the presiding member of the Council committee who shall determine whether the presentation should be received.

A presentation to Council is not to exceed a period of fifteen minutes, without the agreement of Council.

In accordance with Clause 3.7 of the *Standing Orders Local Law 2019*, any person or group of the public may, during the Deputations segment of the Agenda with the consent of the person presiding, speak on any matter before the Council or Committee provided that the person has requested the right to do so in writing addressed to the Chief Executive Officer by noon on the day of the meeting:

- setting out the agenda item to which the deputation relates;
- whether the deputation is supporting or opposing the officer's or committee's recommendation; and
- included sufficient detail to enable a general understanding of the purpose of the deputation.

A deputation to Council is not to exceed a period of fifteen minutes, without the agreement of Council.

7 REPORTS

7.1 STATEMENT OF OBJECTS AND REASONS AND PROPOSED DIFFERENTIAL RATES AND MINIMUM PAYMENTS FOR 2026/2027

SUMMARY

This report is provided for Council to consider the Statement of Objects and Reasons and the proposed differential rates and minimum payments for the 2026/2027 financial year for the purpose of advertising and seeking public submissions as required by the *Local Government Act 1995*.

OFFICER RECOMMENDATION

That Council:

- a. Endorse the advertising of the following general rates and minimums for GRV and UV ratepayers for rate setting purposes resulting in an average increase of 4.5% in the total levy:

Differential Category	Proposed 2026/2027 Rate in Dollar (\$)	Proposed 2026/2027 Minimum \$
GRV - Improved Residential	0.066336	1,334
GRV - Improved Commercial and Industrial	0.098619	1,334
GRV - Vacant	0.229948	1,334
UV - General Industry	0.018304	1,739
UV - Rural	0.004228	1,739
UV - Mining and Industrial	0.008221	1,739

- b. Advertise by local public notice for a period of 21 days, in accordance with section 6.36(1) of the *Local Government Act 1995*, its intention to levy the differential rates and minimum rates for the 2026/2027 financial year; and
- c. Endorse the City of Kwinana Statement of Objects and Reasons for each differential and minimum payment at Attachment 7.1.1.

VOTING REQUIREMENT

Absolute majority

DISCUSSION

Rates are a significant proportion of the City’s revenue and are used to achieve the objectives of the Integrated Planning Framework including the Long-Term Financial Plan (LTFP) of the City. The purpose of levying rates is to meet the City’s budget requirements to deliver services and infrastructure to their ratepayers each financial year.

The Long-Term Financial Plan (LTFP) is a strategic document designed to ensure the financial sustainability of the City for at least 10 years. In 2026/2027 the City commenced the refurbishment of the Administration building and the design phase of the \$41m refurbishment of the Recquatic Centre and the City Centre Precinct Plan following the successful Federal grant application of \$17.1 million.

Like the Consumer Price Index (CPI), which measures the increase in costs of general household items, the Local Government Cost Index (LGCI) measures the increase in costs of items typically purchased by local governments. The City's current Strategic Community Plan (SCP) stipulates that its rating strategy is based on the projected LGCI plus the expenses associated with renewing the City's asset infrastructure. The City's current Asset Management plans indicate that the City has to continue to invest in renewal of its assets to ensure its assets sustainability index meets the bench mark of 80% to ensure its ageing assets are continuously renewed to cater for the growing needs of the community.

The LGCI as published by WALGA in April 2026 is forecasted at 3.1% for 2026/2027 financial year. However, this prediction does not account for any potential cost or price impacts flowing from the recent oil and other commodity price spike. WALGA appointed ACIL Allen to undertake a scenario modelling to reflect the impact of the current oil shock on the LGCI which resulted in the LGCI predictions being increased to 3.3%. So, in addition to the 3.3% LGCI, Council requires an additional 1.46% rate increase to finance the repayment of a \$10.8 million loan in 2026/27 for the Recquatic Refurbishment. Although the rate increase is 4.76%, Council is proposing a 4.5% for 2026/2027 due to favourable interim rating this year and recognition of the significant financial pressure the current economic conditions are placing on the community.

The City has also identified efficiencies of \$412,000 that will be transferred to the asset management reserve to ensure funding is provided for asset renewal, without affecting the level of service. An overall rates levy of 4.5% is proposed, which will generate rates income of \$60,140,755

UV and GRV properties

Rates are calculated as follows:

Gross Rental Value (GRV) or Unimproved Value (UV) multiplied by the Rate in the Dollar (RID).

The GRV are based on the general valuation as supplied by the Valuer General's Office (VGO) and is effective from 1 August 2024. The VGO is required to maintain valuations of all rateable land in Western Australia for rating and taxing purposes and rating valuations are updated every three (3) years known as a General Valuation and annually for UV properties. Every property is valued at a date set by the VGO and this is referred to as the Date of Valuation. Mining tenement valuations from Landgate are still outstanding, along with minor anomalies identified in the triannual valuation. These outstanding valuations are expected to have only a minor impact on the Rate in the Dollar, as the affected properties represent a small proportion of total valuation

Rating valuations are therefore assessed at a snapshot in time reflecting the property market for the local area at the same time. This ensures consistency and fairness in the allocation of rates.

Differential rates for 2026/2027

When implementing its rating strategy as part of the LTFFP, Council considered the key values contained within *Rating Policy Differential Rates (s.6.33) March 2016* (Rating Policy) released by Department of Local Government and Communities and Industries), being:

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

In accordance with the Rating Policy, City Officers compared the proposed rates with the City's neighbouring local governments. The Rating Policy states, "*the local government has reviewed and considered rates proposed in neighbouring or similar local government districts in the rating strategy.*"

Revaluation of UV and GRV Properties

Rates is calculated as follows: Gross Rental Value or Unimproved Value (GRV/UV) X Rate in the Dollar (RID).

The GRV are based on the general valuation as supplied by the Valuer General's Office (VGO) and is effective from 1 July 2026. The VGO is required to maintain valuations of all rateable land in Western Australia for rating and taxing purposes and rating valuations are updated every three (3) years known as a General Valuation and annually for UV properties. Every property is valued at a date set by the VGO and this is referred to as the Date of Valuation.

Rating valuations are therefore assessed at a snapshot in time reflecting the property market for the local area at the same time. This ensures consistency and fairness in the allocation of rates. The current GRV has a date of valuation of 1 August 2024 and have been updated by the VGO for the 2026/2027 rating year.

The rating valuations for 2026/2027 have risen by \$284,097,337, which is a 31% increase compared to the current valuations. All rating categories have been affected, with Improved Residential seeing the largest change. Refer to the table below for more information.

		2025/2026 Rate in Dollar	Proposed 2026/2027 Rate in Dollar	Current Year Valuation	Previous Year Valuation	% Valuation Increase
Rates - Improved Residential	GRV	0.092441	0.066336	517,009,175.0	362,641,164.0	54.34%
Rates - Improved Commercial & Industrial	GRV	0.111470	0.098619	176,326,430.0	146,741,971.0	10.41%
Rates - Vacant	GRV	0.202887	0.229948	14,553,810.0	12,245,855.0	0.81%
Rates - General Industrial	UV	0.021203	0.018304	150,100,000.0	136,400,000.0	4.82%
Rates - Rural	UV	0.005518	0.004228	288,479,700.0	215,019,700.0	25.86%
Rates - Mining and Industrial	UV	0.009823	0.008221	66,491,200.0	55,814,288.0	3.76%
				1,212,960,315.00	928,862,978.00	

Council has ensured that the overall rates increase was only 4.5% and had to decrease the rate in the dollar to ensure that the increased valuations did not have a significant impact to its ratepayers. It should be noted that the RID for the Vacant category has however increased slightly because its valuation increase accounted for only 0.8% of the total valuation increase of \$284,097,337.

Ministerial Approval

In accordance with the *Local Government Act 1995*, Council must seek approval from the Minister to raise a differential rate more than twice the lowest differential. This is applicable to the General Industrial and Vacant Category for the 2026/2027 financial year.

Administration will review its rate categories annually to ensure properties are rated fairly and equitably, with due regard to objectivity, consistency, transparency and administrative efficiency.

STRATEGIC IMPLICATIONS

Outcome: Quality of Life / Ngalang moorditj wirrin (Our strong spirit)
Objective: Thriving local economy

N/A - There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives.

SUSTAINABILITY FRAMEWORK

Sustainability Guiding Principle

3 - Thriving Local Economy

Sustainability Priority Area

3 - Liveability

LEGAL/POLICY IMPLICATIONS

Section 6.33 -Differential general rates of the *Local Government Act 1995* states:

- (1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*
 - a. *the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*
 - b. *a purpose for which the land is held or used as determined by the local government; or*
 - c. *whether or not the land is vacant land; or*
 - d. *any other characteristic or combination of characteristics prescribed.*
- (2) *Regulations may —*
 - a. *specify the characteristics under subsection (1) which a local government is to use; or*
 - b. *limit the characteristics under subsection (1) which a local government is permitted to use.*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*
- (4) *If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*

- (5) *A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.*

6.35. Minimum payment

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
 - (a) *50% of the total number of separately rated properties in the district; or*
 - (b) *50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.*
- (4) *A minimum payment is not to be imposed on more than the prescribed percentage of —*
 - (a) *the number of separately rated properties in the district; or*
 - (b) *the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.*
- (5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*
- (6) *For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*
 - (a) *to land rated on gross rental value; and*
 - (b) *to land rated on unimproved value; and*
 - (c) *to each differential rating category where a differential general rate is imposed.*

6.36. Local government to give notice of certain rates.

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1) —*
 - (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and*
 - (b) *is to contain —*
 - (i) *details of each rate or minimum payment the local government intends to impose; and*
 - (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed.**and*
 - (c) *is to advise electors and ratepayers that the document referred to in subsection (3A) —*
 - (i) *may be inspected at a time and place specified in the notice; and*
 - (ii) *is published on the local government's official website.*

- (3A) *The local government is required to prepare a document describing the objects of, and reasons for, each proposed rate and minimum payment and to publish the document on the local government's official website.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) *Where a local government —*
- (a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
 - (b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4), it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.*

FINANCIAL/BUDGET IMPLICATIONS

The differential rates model, as endorsed by the Council, will directly impact the Council's ability to fund the expenditure requirements proposed for inclusion in the 2026/2027 Budget. Expenses related to advertising will be incurred, and these costs are accounted for within the current budget.

ASSET MANAGEMENT IMPLICATIONS

The rating strategy ensures funding is provided for asset renewal and capital projects which is reflective of the City's asset management strategy.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

The rating strategy ensures funding is provided for environmental and public health projects and initiatives aligned with the Corporate Business Plan and the City's Sustainability Strategy.

COMMUNITY ENGAGEMENT

The Council is required to provide local public notice, not earlier than 1 May 2026, detailing each rate in the dollar and the minimum payment. Additionally, the Objects and Reasons for its differential rating categories must be made available. In compliance with section 6.36 of the *Local Government Act 1995*, public comments will be sought through the publication of a local public notice, with the consultation period remaining open for 21 days. All submissions received must be reviewed by the Council prior to seeking the Minister's approval and the subsequent adoption of rates.

Once approved by Council, advertising of the City's intention to levy and the Objects and Reasons for the 2026/2027 Differential Rates will be on the following forums which will satisfy the regulation requirements:

- Public notice will be published in the Sound Telegraph local newspaper on 13 May 2026.
- Public notice will be published in The West Australian newspaper on 13 May 2026.
- Information will be made available on the City's website outlining the intention to levy differential rates and minimum payments and details on how to make a submission.
- Posts on the City's social media site.
- Exhibit on the public notice board at the Darius Wells Library and Resource Centre.
- Information will be included in public notice section of the City's Spirit eNewsletter.

- The City will host the engagement through the Love My Kwinana engagement portal.

ATTACHMENTS

1. Statement of Objects and Reasons 2026-2027 Final [7.1.1 - 7 pages]



**STATEMENT OF OBJECTS AND REASONS
FOR DIFFERENTIAL
RATE CATEGORIES 2026/2027**

In accordance with section 6.36 of the *Local Government Act 1995* and the Council's "Notice of Intention to Levy Differential Rates and Minimum Payments", the following information details the objects and reasons for each of the proposed differential rating categories.

Summary

The following are the proposed Differential General Rates and Minimum Payments for the City of Kwinana for the 2026/2027 financial year, to be effective from 8 July 2026.

GRV Rate Categories	Minimum Payment (\$)	Rate in \$
GRV Improved Residential	1,334	0.066336
GRV Vacant	1,334	0.229948
GRV Improved Commercial and Industrial	1,739	0.098619
UV Rate Categories		
UV Rate Categories	Minimum Payment (\$)	Rate in \$
UV General Industry	1,739	0.018304
UV Rural	1,334	0.004228
UV Mining and Industrial	1,739	0.008221

The above rate model is estimated to yield \$60,140,755 in rate revenue based on the current information at 06 May 2026.

What are Rates?

Rates are a tax levied on all rateable properties within the City of Kwinana, in accordance with the *Local Government Act 1995*. The objective of the proposed rates in the 2026/2027 Budget is to meet the City's net funding requirements for services, activities, financing costs, and current and future capital needs, after taking into account all other sources of revenue. A rating system provides Council with a mechanism to raise sufficient revenue to deliver these services.

Across Australia, using property valuations is generally regarded as the most appropriate way to promote equity in rating. However, a fully equitable outcome across all properties and locations is difficult to achieve using valuations alone. Accordingly, refinement options such as differential rating are available, and the City of Kwinana has chosen to apply them.

In Western Australia, Landgate (the Western Australian Land Information Authority, a State Government agency) undertakes land valuations and provides those valuations to each local government. Two valuation types are used: Gross Rental Value (GRV), which generally

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applies to urban, non-rural land; and Unimproved Value (UV), which generally applies to rural land.

Rating Provisions – *Local Government Act 1995*

The *Local Government Act 1995* sets out the basis on which differential general rates may be based as follows:

Section 6.32. Rates and service charges

(1) When adopting the annual budget, a local government –

(a) in order to make up the budget deficiency, is to impose a general rate on rateable land within its district, which rate may be imposed either –*

- (i) uniformly; or*
- (ii) differentially*

Differential Rates - *Local Government Act 1995*

Section 6.33. Differential general rates

(1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —

(a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or

(b) a purpose for which the land is held or used as determined by the local government; or

(c) whether or not the land is vacant land; or

(d) any other characteristic or combination of characteristics prescribed.

(2) Regulations may —

(a) specify the characteristics under subsection (1) which a local government is to use; or

(b) limit the characteristics under subsection (1) which a local government is permitted to use.

(3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.

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(4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.

(5) A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation 1 is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.

Minimum Payments - Local Government Act 1995

Section 6.35. Minimum Payment

(1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.

(2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.

(3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —

(a) 50% of the total number of separately rated properties in the district; or

(b) 50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.

(4) A minimum payment is not to be imposed on more than the prescribed percentage of —

(a) the number of separately rated properties in the district; or

(b) the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.

(5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.

(6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —

(a) to land rated on gross rental value; and

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(b) to land rated on unimproved value; and

(c) to each differential rating category where a differential general rate is imposed.

Gross Rental Value (GRV)

It is Council's intention to achieve a simplified rating structure comprising the following GRV rating categories by 2026/2027:

1. Improved Residential
2. Vacant
3. Improved Commercial and Industrial

The rates in the dollar are based on the general valuation as supplied by the Valuer General's Office (VGO) in respect of gross rental values (GRV's). The VGO is required to maintain valuations of all rateable land in Western Australia for rating and taxing purposes and rating valuations are updated every three (3) years known as a General Valuation and was updated for the 2026/27 financial year. Every property is valued at a date set by the VGO and this is referred to as the Date of Valuation. Rating valuations are therefore assessed at a snapshot in time reflecting the property market for the local area at the same time. This ensures consistency and fairness in the allocation of rates.

The current GRV has a date of valuation of 1 August 2024 and is effective from the 1 July 2026. The GRV is determined by collecting rental evidence to determine the fair rental value for each property. The rental value for a house or other GRV property will be influenced by factors such as age, construction, size, car shelters, pools and location. As the GRV is currently assessed every three years, despite possible changes to the rental market, the GRV remains fixed until the next general valuation.

Unimproved Valuation (UV)

Council has adopted the following differential general rating categories for UV properties:

1. General Industry
2. Mining and Industrial
3. Rural

The VGO determines unimproved values annually.

Proposed Differential General Rates and General Minimum Payments

The following are the objects and reasons for each of the differential rating categories and minimum payments for the 2026/2027 financial year:

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GRV Improved Residential

This differential rate category imposes a differential general rate on land valued on a gross rental value basis for rateable properties used for residential purposes where the zoning allows for residential use.

The object of this rate is to apply a base differential general rate to land zoned and used for residential purposes and to act as the City's benchmark differential rate 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 and provision of works, services and facilities throughout the City.

The proposed rate in the dollar for this category is \$0.066336, with a minimum payment of \$1,334. It will be applied to 19511 of the City's rateable properties and deliver 57.80% of the proposed rate income.

GRV Vacant

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is vacant land.

The object of this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City.

The proposed rate in the dollar for this category is \$0.229948, with a minimum payment of \$1,334. It will be applied to 1234 of the City's rateable properties and deliver 5.66% of the proposed rate income.

GRV Improved Industrial and Commercial

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is not used for residential purposes and is not vacant land.

The object of this rate category is to apply a higher differential rate so as to raise additional revenue to offset the increased costs associated with service provision to these properties.

The reason for this rate is that a higher differential rate is required to meet the higher level of service costs associated with Commercial and Industrial properties and the localities within which they are situated, including costs of:

- (a) provision and maintenance of transport and streetscape infrastructure including renewal/refurbishment infrastructure, car parking and traffic treatments; and
- (b) the management, administration and delivery of marketing activities aimed at enhancing the economic and social viability, and the general amenity of the Kwinana commercial and industrial areas.

Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | Hours Mon-Fri 8am-5pm (Cashier hours 8am-4pm)
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The proposed rate in the dollar for this category is \$0.098619, with a minimum payment of \$1,739. It will be applied to 604 of the City's rateable properties and deliver 28.98% of the proposed rate income.

UV General Industry

This differential rate category imposes a differential general rate on land zoned for the purpose of General Industry under Local Planning Scheme No 2.

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to or associated with properties in this category.

The reason for this rate is to meet a significant proportion of the additional costs involved in servicing properties within this rate category, which include but are not limited to major outlays for transport infrastructure maintenance and renewal/refurbishment and significant costs relating to monitoring of land use and environmental impacts.

The proposed rate in the dollar for this category is \$0.018304 cents, with a minimum payment of \$1,739. It will be applied to 3 of the City's rateable properties and deliver 4.57% of the proposed rate income.

UV Mining and Industrial

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is:

- (a) zoned for the purpose of Rural B under Local Planning Scheme No 2; or
- (b) held or used for industrial, extractive industry or quarrying purposes under a Master Plan adopted pursuant to Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000*; or
- (c) zoned for the purpose of Rural A under Local Planning Scheme No 2 and held or used for industrial, extractive industry or quarrying purposes.

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to properties in this category.

The reason for this rate is the need to offset the higher level of costs associated in servicing these properties, including the costs of transport infrastructure maintenance and renewal/refurbishment, and costs relating to monitoring land use and environmental impacts.

The proposed rate in the dollar for this category is \$0.008221, with a minimum payment of \$1,739. It will be applied to 43 of the City's rateable properties and deliver 0.95% of the proposed rate income.

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UV Rural

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis which is predominantly used or held for rural pursuits, rural industry or intensive agriculture, and:

- (a) is not zoned for the purpose of General Industry under Local Planning Scheme No 2; or
- (b) is not zoned for the purpose of Rural B under Local Planning Scheme No 2; or
- (c) is not held or used for industrial, extractive industry or quarrying purposes under a Master Plan adopted pursuant to Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000*.

The object of this rate category is to impose a differential rate commensurate with the rural use of land, which additionally is to act as the City’s benchmark differential UV rate and is considered to be the base rate by which all other UV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers on rural land make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City.

The proposed rate in the dollar for this category is \$0.004228, with a minimum payment of \$1,334. It will be applied to 233 of the City’s rateable properties and deliver 2.05% of the proposed rate income.

Minimum Payment

The City proposes to impose following minimum payments for each differential rating category:

GRV Rate Categories	Minimum Payment (\$)
GRV Improved Residential	1,334
GRV Vacant	1,334
GRV Improved Commercial and Industrial	1,739
UV General Industry	1,739
UV Mining and Industrial	1,739
UV Rural	1,334

The object of the minimum payment is to ensure that all ratepayers make an equitable contribution to rate revenue, to provide for the net funding requirements of the City’s services, activities, financing costs, and current and future capital requirements as outlined in the Strategic Community Plan and Corporate Business Plan.

Each minimum payment has increased by 4.50%.

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- 8 LATE AND URGENT BUSINESS**
- 9 CLOSE OF MEETING**