

**SHIRE OF DENMARK**  
**NOTES TO AND FORMING PART OF THE BUDGET**  
**FOR THE YEAR ENDED 30 JUNE 2025**

**2. RATES AND SERVICE CHARGES**

**(a) Rating Information**

<b>Rate Description</b>	<b>Basis of valuation</b>	<b>Rate in</b>	<b>Number of properties</b>	<b>Rateable value</b>	<b>2024/25 Budgeted rate revenue</b>	<b>2024/25 Budgeted interim rates</b>	<b>2024/25 Budgeted total revenue</b>	<b>2023/24 Actual total revenue</b>	<b>2023/24 Budget total revenue</b>
		\$		\$	\$	\$	\$	\$	\$
<b>(i) General rates</b>									
1. Non-Rural Improved	Gross rental valuation	0.118117	2,368	41,523,515	4,904,633	27,170	4,931,803	4,518,501	4,497,249
2. Holiday Purposes	Gross rental valuation	0.230328	107	1,598,584	368,199	0	368,199	341,547	341,547
3. Vacant	Gross rental valuation	0.235484	207	1,981,550	466,623	0	466,623	456,814	456,814
4. Rural	Unimproved valuation	0.004042	440	329,416,000	1,331,499	0	1,331,499	1,319,316	1,319,316
5. Rural - Add. Use 1 - Holiday Purposes	Unimproved valuation	0.005255	22	13,753,000	72,272	0	72,272	59,560	59,560
6. Rural - Add. Use 2 - Commercial	Unimproved valuation	0.006871	15	11,247,000	77,278	0	77,278	81,951	81,951
<b>Total general rates</b>			<b>3,159</b>	<b>399,519,649</b>	<b>7,220,504</b>	<b>27,170</b>	<b>7,247,674</b>	<b>6,777,689</b>	<b>6,756,437</b>
		<b>Minimum</b>							
<b>(j) Minimum payment</b>									
		\$							
1. Non-Rural Improved	Gross rental valuation	1,443	620	5,425,455	894,660	0	894,660	859,732	859,732
2. Holiday Purposes	Gross rental valuation	1,732	0	0	0	0	0	19,716	19,716
3. Vacant	Gross rental valuation	1,412	202	913,890	285,224	0	285,224	281,400	281,400
4. Rural	Unimproved valuation	1,658	187	52,970,380	310,046	0	310,046	237,523	237,523
5. Rural - Add. Use 1 - Holiday Purposes	Unimproved valuation	2,155	6	2,062,000	12,930	0	12,930	8,180	8,180
6. Rural - Add. Use 2 - Commercial	Unimproved valuation	3,150	6	2,504,000	18,900	0	18,900	11,956	11,956
<b>Total minimum payments</b>			<b>1,021</b>	<b>63,875,725</b>	<b>1,521,760</b>	<b>0</b>	<b>1,521,760</b>	<b>1,418,507</b>	<b>1,418,507</b>
<b>Total general rates and minimum payments</b>			<b>4,180</b>	<b>463,395,374</b>	<b>8,742,264</b>	<b>27,170</b>	<b>8,769,434</b>	<b>8,196,196</b>	<b>8,174,944</b>
					<b>8,742,264</b>	<b>27,170</b>	<b>8,769,434</b>	<b>8,196,196</b>	<b>8,174,944</b>
Waivers or Concessions (Refer note 2(f))							<b>(89,129)</b>	<b>(81,617)</b>	<b>(81,617)</b>
<b>Total rates</b>					<b>8,742,264</b>	<b>27,170</b>	<b>8,680,305</b>	<b>8,114,579</b>	<b>8,093,327</b>

The Shire did not raise specified area rates for the year ended 30th June 2025.

All rateable properties within the district used predominately for non-rural purposes are rated according to their Gross Rental Valuation (GRV), all other properties are rated according to their Unimproved Valuation (UV).

The general rates detailed for the 2024/25 financial year have been determined by Council on the basis of raising the revenue required to meet the estimated deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than general rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum payment has been determined by Council on the basis that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure and facilities, as well as the provision of community services throughout the Shire.

**SHIRE OF DENMARK  
NOTES TO AND FORMING PART OF THE BUDGET  
FOR THE YEAR ENDED 30 JUNE 2025**

**2. RATES AND SERVICE CHARGES (CONTINUED)**

**(b) Interest Charges and Instalments - Rates and Service Charges**

The following instalment options are available to ratepayers for the payment of rates and service charges.

**Option 1 (Full Payment)**

Full amount of rates and charges including any arrears, to be paid on or before 24 September 2024.

**Option 2 (Two Instalments)**

First instalment to be paid on or before 24 September 2024, including all arrears and half the current rates and service charges; and  
Second instalment to be paid on or before 26 November 2024.

**Option 3 (Four Instalments)**

First instalment to be paid on or before 24 September 2024, including all arrears and half the current rates and service charges; and  
Second instalment to be paid on or before 26 November 2024; and  
Third instalment to be paid on or before 23 January 2025; and  
Fourth instalment to be paid on or before 27 March 2025.

<b>Instalment options</b>	<b>Date due</b>	<b>Instalment plan admin charge</b>	<b>Instalment plan interest rate</b>	<b>Unpaid rates interest rates</b>
		\$	%	%
<b>Option one</b>				
Single full payment	24/09/2024	0	0.0%	11.0%
<b>Option two</b>				
First instalment	24/09/2024	0	0.0%	11.0%
Second instalment	26/11/2024	12.00	5.5%	11.0%
<b>Option three</b>				
First instalment	24/09/2024	0	0.0%	11.0%
Second instalment	26/11/2024	12.00	5.5%	11.0%
Third Instalment	23/01/2025	12.00	5.5%	11.0%
Fourth Instalment	27/03/2025	12.00	5.5%	11.0%

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**2. RATES AND SERVICE CHARGES (CONTINUED)**

**(b) Interest Charges and Instalments - Rates and Service Charges (continued)**

	<b>2024/25 Budget revenue</b>	<b>2023/24 Actual revenue</b>	<b>2023/24 Budget revenue</b>
	\$	\$	\$
Instalment plan admin charge revenue	24,000	24,167	22,000
Instalment plan interest earned	24,000	24,845	16,500
Unpaid rates and service charge interest earned	24,250	38,348	23,200
	<u>72,250</u>	<u>87,360</u>	<u>61,700</u>

**(c) Objectives and Reasons for Differential Rating**

To provide equity in the rating of properties across the Shire the following rate categories have been determined for the implementation of differential rating.

<b>Rate Description</b>	<b>Characteristics</b>	<b>Objects</b>	<b>Reasons</b>
1. Non-Rural Improved	All properties: a) held or used for Non-Rural Purposes and not for Holiday Purposes and; b) currently not vacant.	The object of this rate is to apply a base rate to improved land that is held or used for Non-Rural Purposes.	To ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure and facilities, as well as the provision of community services throughout the Shire.
2. Holiday Purposes	All properties held or used: a) for Non-Rural Purposes and; b) for Holiday Purposes.	The object of a higher rate in the dollar (95% premium on the Non-Rural improved rate in the dollar) for this category is to provide fairness and equity across different types of residential land use.	To ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure and facilities, as well as the provision of community services throughout the Shire. To reduce the significant disparity between the valuation of properties used for holiday purposes and those used as owner-occupier residents. Properties used for short term rentals generate higher gross rental income compared to properties used for long term residential purposes.

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**NOTES TO AND FORMING PART OF THE BUDGET**  
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**2. RATES AND SERVICE CHARGES (CONTINUED)**

**(c) Objectives and Reasons for Differential Rating (Continued)**

<b>Description</b>	<b>Characteristics</b>	<b>Objects</b>	<b>Reasons</b>
3. Vacant	All properties: a) held or used for Non-Rural Purposes and; b) currently vacant .	The object of a higher rate in the dollar (99% premium on the Non-Rural improved rate in the dollar) for this category is to encourage absent owners of vacant land to develop and infill to improve the local economy and improve the local visual amenity of the town.	To ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure and facilities, as well as the provision of community services throughout the Shire. The development of all vacant rateable land is in the best interests of the community as it will improve the vibrancy of the Shire.
4. Rural	All properties held or used for Rural purposes.	The object of the rate in the dollar for this category is to set an appropriate rate for properties held or used for Rural purposes.	To ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure and facilities, as well as the provision of community services throughout the Shire. To achieve the required amount of revenue from the differential rate category.
5. Rural - Additional Use - Holiday	All properties held or used: a) for Rural purposes and; b) have additional Non-Rural Holiday Use(s) .	The object of the rate in the dollar (30% premium on the base Rural rate) for this category is to recognise the additional non rural holiday use(s).	To ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure and facilities, as well as the provision of community services throughout the Shire. To reduce the disparity between the valuation of properties used for non rural holiday purposes and those used for Rural purposes.
6. Rural - Additional Use - Commercial	All properties held or used: a) for Rural purposes and; b) have additional Non-Rural Commercial Use(s).	The object of the rate in the dollar (70% premium on the base Rural rate) for this category is to recognise the additional non rural commercial use(s).	To ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance of public assets, infrastructure and facilities, as well as the provision of community services throughout the Shire. To reduce the disparity between the valuation of properties used for non rural commercial purposes and those used for Rural purposes.