



**STATEMENT OF OBJECTS OF AND REASONS
FOR PROPOSED CITY RATES AND MINIMUM
PAYMENTS FOR 2026-27**

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Proposed Differential Rates and Minimum Payments for 2026-27

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.

The City publishes the required public notice on its website (City Budget 2026-27), and social media account, in the *Midwest Times*, and exhibits the notice at its Civic Centre offices in Cathedral Avenue, Geraldton, at its Mullewa District Administration Office & Library, and at the Geraldton Library located in Marine Terrace, Geraldton.

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 document will be made available on the City website, and hardcopies of this document are made available at the sites noted above.

The City Budget will not be finalised nor 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.

Definitions:

Gross Rental Value (GRV) - is the total annual rent a property might reasonably be expected to earn each year if it was rented out. This includes associated rates, taxes, charges, insurances, and other outgoings. For non-residential properties, GST is also included. Revaluations of GRV properties occur every three (3) years.

Unimproved Value (UV) – is the value of land only. It does not include the value of your home, other structures or improvements.

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. The purpose of the imposition of a minimum payment is generally to ensure that every ratepayer makes a reasonable contribution to the rate burden.

Rates Levied - the proportion each ratepayer pays is calculated using a property valuation supplied by the Valuer General, the Gross Rental Value (GRV) or the Unimproved Value (UV), then multiplying by the rate in the dollar which is set by Council at the annual budget meeting.

Valuations are calculated by the Valuer General and provided to local governments for the purpose of rating. Rural properties have their Unimproved Value updated by the Valuer General every year. Urban properties have their Gross Rental Value, updated every three (3) years.

Council Considerations

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.

Usually when reviewing the City's revenue requirements, the following principles underpin the forward financial planning process:

- Continual positive movements and/or achievement of all financial and sustainability ratio benchmarks within a realistic and acceptable timeframe;
- Aim or work towards in each financial year within our Long-Term Financial Plan (LTFP) to realise a net operating surplus from ordinary activities; and
- Generate enough revenue to renew assets when required to maintain capacity of performance and associated levels of services. The new LTFP will continue to set annual renewal expenditure at levels that manage asset renewal demand profiles.

In addition to the above principles, when reviewing revenue requirements Council has focused on current economic conditions and how they may affect the cost of delivering existing services.

Ratepayer Right to Object to Land Valuation:

The *Valuation of Land Act 1978* makes provision for ratepayers to object to the valuation of their property. Advice from Landgate as to the process is as follows:

Should a ratepayer have a valuation query which the City cannot answer, it would be of assistance to Landgate if City staff could encourage the ratepayer to discuss the matter with them by telephone or email prior to lodging a formal objection. Landgate customer service team contact number – (08) 9273 7373 or email - customerservice@landgate.wa.gov.au

Valuation of properties under the *Valuation of Land Act 1978* is the responsibility of the State's Valuer-General and is undertaken by Landgate at intervals determined by the Valuer-General. For rating purposes, the *Local Government Act 1995* mandates that Councils must use the valuations provided by the Valuer-General. Importantly however, ratepayers need to understand that neither the conduct nor the timing of property valuations are the responsibilities of Local Governments. Landgate does valuations at arms-length from Councils for the Valuer-General. Hence, City staff cannot provide information or advice relating to the valuation of any particular property and as such, ratepayers with valuation queries are referred to Landgate.

PROPOSED DIFFERENTIAL RATES FOR 2026-27

Local public notice was first given on 6 May 2026, publishing the City's intent to impose the listed schedule of proposed rates and minimum payments for 2026-27, and inviting submissions from electors and ratepayers by 5:00pm on Friday 29 May 2026. Submissions may be:

- *mailed to the City at PO Box 101, Geraldton WA 6531; or*
- *submitted by email to: CityBudget2026-27@cgg.wa.gov.au*

Table 1: Proposed Differential General Rates & Minimum Payments (2026-27)

Differential Rate Types	Rate-in-the-dollar	Minimum Payments \$
CGG Residential	0.110026	\$1,376
CGG Non-Residential	0.136792	\$1,376
CGG UV	0.004876	\$1,376

Table 2: Current General Rates & Minimum Payments (2025-26)

Differential Rate Types	Rate-in-the-dollar	Minimum Payments \$
CGG Residential	0.103896	\$1,300
CGG Non-Residential	0.129171	\$1,300
CGG UV	0.004433	\$1,300

Note:

At the close of the submission period the City had received 19 submissions from Electors or Ratepayers.

Budget Rates Modelling (2026-27):

The proposed rating model for 2026-27 is based on the valuations applicable for the 2026-27 year and the following revenue movements when compared to 2025-26:

- 5.9% increase to GRV rates revenue.
- 10% increase to UV rates revenue.
- Minimums for both GRV and UV increased from \$1,300 to \$1,376.

In the proposed setting of the 2026–27 rates, Council has considered the upward cost pressures arising from current economic conditions and ongoing fuel price volatility, which continue to increase the City’s operating/capital costs and contractor pricing.

Council aims to maintain sufficient financial capacity to support local suppliers facing the same cost pressures, while avoiding any reduction in service levels.

Minimums:

The proposed rates modelling for 2026-27 includes increasing minimum payments from \$1,300 to \$1,376. The proposed increase to \$1,376 will still see the City being at the lower end of the scale in the setting of minimums when compared to other regional centres.

UV (Rural):

Rural properties in the City are paying on average significantly lower rates than their counterparts in the adjoining municipalities. Council proposes to increase UV revenue by 10%. Applying this increase will result in the City still having a significantly lower UV rate than adjoining shires.

For more information, please refer to Council Item No. CS299 in the April Agenda available on the City’s website - <https://www.cgg.wa.gov.au/council-meetings/>

Note:

The proposed rating adjustment represents the initial intent by Council and can be changed during the budget process. Council has subsequently changed the proposed rates and minimums post notice of intent due to the following:

- Revised revenue raising requirements; and
- New UV property valuations received after public notice was first given.

Revised Table 1: Proposed Differential General Rates & Minimum Payments (2026-27)

Differential Rate Types	Rate-in-the-dollar	Minimum Payments \$
CGG Residential	0.108291	\$1,360
CGG Non-Residential	0.135530	\$1,360
CGG UV	0.004150	\$1,360

The proposed rating model for 2026-27 is based on the valuations applicable for the 2026-27 year and the following revenue movements when compared to 2025-26:

- 4.5% increase to GRV rates revenue.
- 10% increase to UV rates revenue.
- Minimums for both GRV and UV increased from \$1,300 to \$1,360.

Statement of Objects & Reasons for Differential Rates:

CGG Residential

This category will include any GRV rated property in that part of the City district that is used for residential purposes.

This rating category reflects the level of rating required to raise the necessary revenue for Council to operate efficiently and provide the diverse range of services and programs and associated infrastructure/facilities required for developed residential and urban areas of these designated parts of the City.

CGG Non-Residential

This category includes any GRV property in that part of the City district that is used for non-residential purposes other than rural purposes.

The general objects and reasons for this differential rate on non-residential properties is to raise the necessary revenue on an equitable basis for Council to operate efficiently and provide the diverse range of services and programs and associated infrastructure/facilities required for commercial and industrial areas.

CGG UV

This category includes all UV rated property in that part of the City district that are used primarily for rural, farming and mining purposes

This rating category reflects the level of rating required to raise the necessary revenue for Council to operate efficiently and provide a diverse range of services and programs for rural areas including infrastructure to these designated parts of the City district.

Ross McKim
Chief Executive Officer