

# Statement of Objects and Reasons

## Rates 2026/2027

### Gross Rental Value (GRV) Properties

The City of Rockingham proposes to apply differential general rates and minimum payments for the 2026/2027 financial year on Gross Rental Value properties as summarised in the following table:

RATE CATEGORY	RATE IN THE \$ (CENTS)	MINIMUM PAYMENT
<b>Gross Rental Value Properties</b>		
GRV – Residential	6.2160	\$1,525.00
GRV – Non-Residential	7.7620	\$1,525.00

### Reasons for the Differential Rates:

The City's rating strategy is to achieve rate revenue that meets the shortfall from other revenue sources and allows for the delivery of services and the creation of infrastructure to occur. The City desires to levy rates that are more equitable across different types of properties and thus has implemented differential general rates reflective of the costs associated with service delivery across the different rating categories.

The intent of the 2026/2027 rating strategy is to generate a 4.58% increase in the rate revenue from differential general rates as would have applied in the 2025/2026 financial year.

### Objects of the Differential Rates:

Properties rated on a GRV basis make up approximately 99.7% of the total rates levied and have been classified into the following rate categories:

#### GRV – Residential

A differential general rate of 6.2160 cents in the dollar applies to Residential Land.

"Residential Land" means any land used, or designed, or adapted for use, for the purpose of a dwelling and includes vacant land within the Residential, Development, Rural, Special Rural, Special Residential, Commercial, District Town Centre, Primary Centre Waterfront Village, Primary Centre Urban Village, Primary Centre City Centre, Primary Centre City Living, Primary Centre Campus and Primary Centre Urban Living zones under the City of Rockingham Town Planning Scheme No. 2.

"Dwelling" has the meaning given to it in the City of Rockingham Town Planning Scheme No. 2.

The rate applied to GRV - Residential is the differential general rate used as the basis on which the other GRV rate categories are calculated.

## GRV – Non-Residential

A differential general rate of 7.7620 cents in the dollar applies to Non-Residential Land.

“Non-Residential Land” means all land other than Residential Land.

The City has implemented a 24.87% differential general rate on Non-Residential properties to assist in the cost of infrastructure and services designed to support the Non-Residential sector.

## Unimproved Value (UV) Properties

The City proposes applying a general rate and minimum payment for the 2026/2027 financial year on Unimproved Value Properties as summarised in the following table:

RATE CATEGORY	RATE IN THE \$ (CENTS)	MINIMUM PAYMENT
<b>Unimproved Value Properties</b>		
UV Properties	0.0930	\$806.00