

Rating Objects and Reasons

Differential Rates 2025/26

The Town of Cottesloe utilises a differential rates system to ensure a fair and balanced distribution of property rates amongst various land uses within the Town. This system aligns with Section 6.33(1) of the Local Government Act 1995.

Key Factors for Differential Rates:

- **Land Zoning:** The primary purpose for which the land is zoned, as outlined in the current Town Planning Scheme.
- **Land Use:** The actual use of the land, as determined by the Local Government (i.e. Commercial Town Centre).
- **Vacancy Status:** Whether the land is currently developed and occupied.

The rates are set at differential levels that provide, as far as is practically possible, a fair and equitable distribution of the rates to each category having regards to the total services provided by the Town.

The Town has the following differential rating categories and minimum rates, namely:

Residential Improved: all improved land that is zoned for residential purposes (i.e primarily residential land) and that is not zoned for commercial or industrial uses.

Proposed Rate in the Dollar/Minimum Rate for 2025/26 = 0.05812/\$900

Residential Vacant: all vacant land that is zoned for residential purposes (i.e primarily residential land) that is not zoned for commercial or industrial uses.

Propose Rate in the Dollar/Minimum Rate for 2025/26 = 0.06937/\$1,438

Commercial Improved: all improved land that is zoned for commercial uses, other than land determined to be categorised as Commercial Town Centre.

Proposed Rate in the Dollar/Minimum Rate for 2025/26 = 0.06937/\$1,438

Commercial Vacant: all vacant land that is zoned for commercial or industrial uses, other than land determined to be categorised as Commercial Town Centre.

Proposed Rate in the Dollar/Minimum Rate for 2025/26 = 0.06937/\$1,144

Commercial Town Centre: land used for commercial and industrial purposes and non-residential land, located in the Cottesloe Town Centre area. The higher rate reflects the additional costs associated with area promotion and improvement. The Town works with the organisation known as ProCott Inc. to achieve these objectives.

Proposed Rate in the Dollar/Minimum Rate for 2025/26 = 0.08300/\$1,456

Industrial: all improved land that is zoned for industrial uses, other than land determined to be categorised as Commercial Town Centre.

Proposed Rate in the Dollar/Minimum Rate for 2025/26 = 0.06937/\$1,438

Residential improved land is the base rate for comparison. A higher rate in the dollar for other categories is to achieve a fair and equitable contribution from owners of land not rated as Residential Improved. The higher rate in the dollar is indicative of the increased demand on the Town's infrastructure and services from these categories.

The Commercial Town rate in the dollar is higher than the Commercial Improved or the Industrial rates as they benefit from a contribution to an economic development organisation that supports the Town Centre businesses.

Minimum Rates 2025/26

A minimum payment is applied to each rate category in recognition that every property receives at a least minimum level of benefit from works and services provided by the Town.

Each is proposed at an amount which recognises the characteristics and particular demand on the Town's infrastructure and services.

Minimum Rates have been set so that no more than 50% of the total properties in each category will be charged minimum rates. This may result in minor adjustments to each minimum to avoid exceeding this 50% of properties threshold.