



CITY OF BALLARAT
**Revenue and Rating
Plan 2021–2025**





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The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways.

We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

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1. Purpose

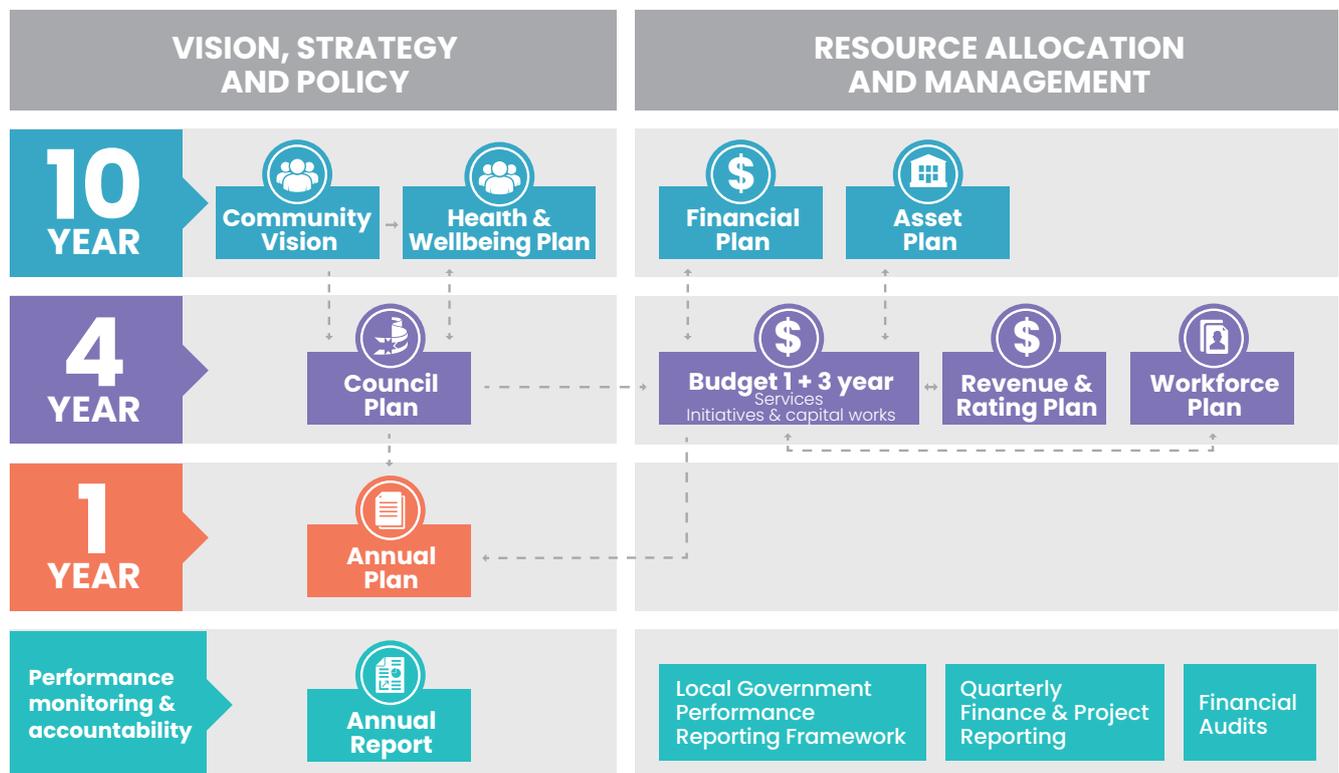
The *Local Government Act 2020* requires each council to prepare a Revenue and Rating Plan to cover a minimum period of four years following each council election. The Revenue and Rating Plan establishes the revenue raising framework within which the Council proposes to work.

The purpose of the Revenue and Rating Plan is to determine the most appropriate and affordable revenue and rating approach for the City of Ballarat (the City)

which, in conjunction with other income sources, will adequately finance the objectives in the Council Plan.

The Revenue and Rating Plan is part of the City’s Integrated Strategic Planning Framework as set out in the following diagram.

> City of Ballarat integrated strategic planning framework



The strategies outlined in this plan align with the objectives contained in the Council Plan and feed into the City’s Budget and Long Term Financial Plan, as well as other strategic planning documents.

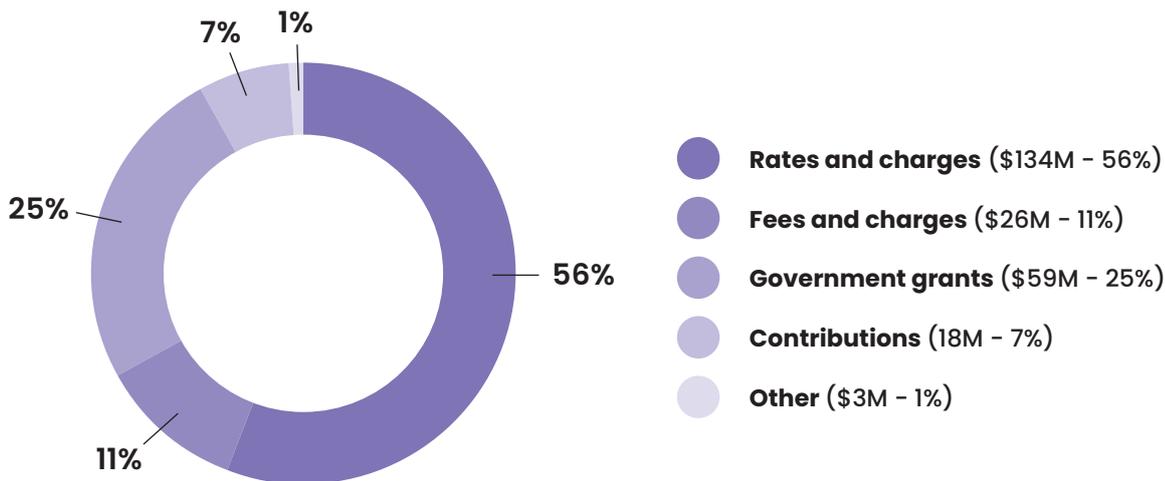
This plan explains how the City calculates the revenue needed to fund its activities, and how the funding burden will be apportioned between ratepayers and other users of the City of Ballarat's facilities and services.

In particular, this plan sets out decisions that Council has made in relation to rating options available to it under the *Local Government Act 2020* to ensure the fair and equitable distribution of rates across property owners. It also sets out principles that are used in decision making for other revenue sources such as fees and charges. The plan does not set revenue targets.

2. Introduction

The City provides a number of services and facilities to its local community, and in doing so, must collect revenue to cover the cost of providing those services and facilities.

> 2.1 Revenue Sources



The above graph shows a breakup of the revenue the City uses to fund services and facilities for the City of Ballarat community. The total revenue for the 2021-22 year is budgeted to be \$239 million with the major components being rates and charges (56%), fees and charges (11%), government grants (25%) and contributions (7%). Non-monetary contributions of \$27 million and gain on disposal of property, infrastructure, plant and equipment of \$1 million have been excluded for the purposes of the analysis.

> 2.2 Revenue Requirements

The Revenue and Rating Plan is a medium-term plan for how the City will generate income to deliver on the Council Plan, program and services and capital works commitments over the next four years. In determining its revenue requirements, the City has identified what each source of revenue is, how much will be raised in each class, and the policy rationale/assumptions for each. In doing this, the City has given consideration to:

- How revenue will be generated through rates on properties (including differential rates [if any] on different property classes)
- Fixed service charges that might be applied on services such as waste or recycling
- Fees and charges for services and programs including cost recovery policies, user charges and means testing

- Recurrent and non-recurrent operational and capital grants from other levels of government
- Developer contributions and other revenue
- Revenue generated from the use or allocation of Council assets (including the application of discounts and waivers)
- Entrepreneurial, business, or collaborative activities established to deliver programs or services and generate income or reduce costs.

> 2.3 Revenue Balance

The City provides public goods and services, private goods and services and a mix of both to the community. In determining if services should be funded through rates and charges or other revenue sources such as user charges, the City considers whether services are either entirely or partially public goods. That is, where a service provides a broad benefit to the whole community then it will be mostly funded from rates. Where individual or groups of ratepayers receive a particular benefit then the service will be mostly funded from user charges.

3. Community Engagement

The Revenue and Rating Plan outlines the City's decision-making process on how revenues are calculated and collected. The following public consultation process will be followed to ensure due consideration and feedback is received from relevant stakeholders.

Revenue and Rating Plan community engagement process:

- Draft Revenue and Rating Plan prepared by officers and a number of briefings provided to Council
- Draft Revenue and Rating Plan will go to a Special Council meeting on 5 May and to be placed on public exhibition on 6 May 2021 for a period of 28 days and calling for public submissions

- Community engagement through local news outlets and social media
- Hearing of public submissions to be held at a Special Council meeting on 9 June 2021
- Draft Revenue and Rating Plan (with any revisions) to be presented to 23 June 2021 Council meeting for adoption.

The following table sets out the proposed changes to the current (2020-21) structure and level of general rates for each type/class of property and how they will be phased in over the four-year period of the plan. Each of the differential rates has been expressed as a percentage of the residential rate.

DIFFERENTIAL RATE	2020-21	2021-22	2022-23	2023-24	2024-25
Commercial	272%	267%	262%	256%	250%
Industrial	281%	274%	266%	258%	250%
Rural residential	87%	90%	93%	96%	100%
Recreation 1 ¹	83%	0%	0%	0%	0%
Recreation 2	285%	267%	262%	256%	250%

¹ The waiver of Recreation 1 rates will be removed from 2021-22

Further details including the impact of these changes on the average rate for each type/class of property for the 2021-22 year is provided in Appendix A.

The City also proposes to consider introducing a higher differential rate for vacant land during the 2022-23 year. Work will be undertaken to define the objective and intended outcome of applying a higher differential rate

for such land and identify any implementation issues prior to community consultation.

No changes are proposed to any other revenue policies in this Revenue and Rating Plan.

4. Legislative Framework

The legislative framework as it applies to the raising of revenue including the levying of rates and charges by the City includes the *Local Government Act 2020* (including subordinate legislation, guidelines etc) and the *Valuation of Land Act 1960*. The rates and charges provisions are as per the previous *Local Government Act 1989* pending the outcome of the Local Government Rating System Review.

> 4.1 Local Government Act 2020

Section 8 Role of a Council

The role of a Council is to provide good governance in its municipal district for the benefit and wellbeing of the municipal community.

Section 9 Overarching Governance Principles

A Council must in the performance of its role give effect to the overarching governance principles. Relevant overarching governance principles include:

- Priority is to be given to achieving the best outcomes for the municipal community, including future generations
- The economic, social and environmental sustainability of the municipal district is to be promoted
- The municipal community is to be engaged in strategic planning and strategic decision making
- The ongoing financial viability of the Council is to be ensured.

In giving effect to the overarching governance principles, a Council must take into account the financial management principles.

Section 101 Financial Management Principles

Relevant financial management principles include:

- Revenue, expenses, assets, liabilities, investments and financial transactions must be managed in accordance with a Council's financial policies and strategic plans
- Financial policies and strategic plans, including the Revenue and Rating Plan, must seek to provide stability and predictability in the financial impact on the municipal community.

Section 94 The Budget

Council must adopt a budget by 30 June each year (or at another time fixed by the Minister) to include:

- The total amount that the Council intends to raise by rates and charges

- A statement as to whether the rates will be raised by the application of a uniform rate or a differential rate
- A description of any fixed component of the rates, if applicable
- If the Council proposes to declare a uniform rate, the matters specified in section 160 of the *Local Government Act 1989*
- If the Council proposes to declare a differential rate for any land, the matters specified in section 161(2) of the *Local Government Act 1989*.
- Council must ensure that, if applicable, the budget also contains a statement:
 - That the Council intends to apply for a special order to increase the Council's average rate cap for the financial year or any other financial year;
 - That the Council has made an application to the ESC for a special order and is waiting for the outcome of the application;
 - That a special Order has been made in respect of the Council and specifying the average rate cap that applies for the financial year or any other financial year.

> 4.2 Local Government Act 1989

Section 155 Charges that Maybe Declared

A council may declare the following rates and charges on rateable land:

- General rates
- Municipal charges
- Service rates and charges
- Special rates and charges.

Section 157 System of Valuing Land

A council may use the site value, net annual value or capital improved value system of valuation. For the purposes of calculating the site value, net annual value or capital improved value of rateable land, a council must use the current valuations made in respect of the land under the *Valuation of Land Act 1960*.

> 4.3 Quantum of Rates and Charges

This plan outlines the principles and strategic framework that Council will use in calculating and distributing the rating burden to property owners, however, the quantum of rate and charges revenue will be determined in the annual Budget.

> 4.4 Local Government Rating System Review

In 2019 the Victorian Government conducted a Local Government Rating System Review. The Local Government Rating System Review Panel presented its final report and list of recommendations to the Victorian Government in March 2020. The Victorian Government subsequently published a response to the recommendations of the Panel's report. However, at the time of publication the recommended changes have not yet been implemented, and timelines to make these changes have not been announced.

> 4.5 Taxation Principles

The Victorian Government's *Local Government Better Practice Guide: Revenue and Rating Strategy 2014* states that when developing a rating strategy, in particular with reference to differential rates, the Council should give consideration to the following key good practice taxation principles:

- **Wealth Tax:** The “wealth tax” principle implies that the rates paid are dependent upon the value of a ratepayer's real property and have no correlation to the individual ratepayer's consumption of services or the perceived benefits derived by individual ratepayers from the expenditures funded from rates
- **Equity:** Horizontal equity – ratepayers in similar situations should pay similar amounts of rates (ensured mainly by accurate property valuations, undertaken in a consistent manner, their classification into homogenous property classes and the right of appeal against valuation). Vertical Equity – those who are better off should pay more rates than those worse off (the rationale applies for the use of progressive and proportional income taxation. It implies a “relativity” dimension to the fairness of the tax burden)
- **Efficiency:** Economic efficiency is measured by the extent to which production and consumption decisions by people are affected by rates
- **Simplicity:** How easily a rates system can be understood by ratepayers and the practicality and ease of administration
- **Benefit:** The extent to which there is a nexus between consumption/benefit and the rate burden
- **Capacity to pay:** The capacity of ratepayers or groups of ratepayers to pay rates
- **Diversity:** The capacity of ratepayers within a group to pay rates.

> 4.6 Rate Capping

The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For the 2020-21 year the FGRS cap was set at 2.00%. For the 2021-22 year it has been set at 1.50%. The cap applies to both general rates and municipal charges and is calculated on the basis of a council's average rates and charges.

From the 2019 year, general revaluations of all properties have been undertaken on an annual basis. As a result, the actual rate increase for an individual rateable property may differ from the rate cap percentage due to changes in its valuation. Where the change in an individual property valuation is higher than the average for all rateable properties, the rate increase for that property may be greater than the cap. Where the change in the property valuation is lower than the average for all properties, the rate increase may be lower than the cap.

5. Rates and Charges

Rates and charges are property taxes that allow the City to raise revenue to fund essential public services to cater to its municipal population. Importantly, it is a taxation system that includes flexibility to use different tools in its rating structure to accommodate issues of equity and to ensure fairness in rating for all ratepayers.

> 5.1 Valuation Method

Legislation

Under Section 157 of the *Local Government Act 1989* a council may use the site value, net annual value or capital improved value system of valuation. For the purposes of calculating the site value, net annual value or capital improved value of rateable land, a council must use the current valuations made in respect of the land under the *Valuation of Land Act 1960*.

Valuations occurring up to January 2018 were undertaken on a two-year basis, with supplementary valuations able to be done where there are sales in subdivisions and consolidations, as well as following the construction and demolition of buildings. Changes were made to the *Valuation of Land Act 1960* that from 2019 require property valuations to be undertaken by the Valuer General's Office on an annual basis.

Policy

The City uses the capital improved value system of valuation. This means the sum of land and all improvements which might be expected to realise at the time of valuation, if offered for sale on any reasonable terms and conditions, which a genuine seller might in ordinary circumstances be expected to require.

> 5.2 Rates and Charges

Legislation

Under Section 155 of the *Local Government Act 1989*, a council may declare the following rates and charges on rateable land:

- General rates
- Municipal charges
- Service rates and charges
- Special rates and charges.

Policy

The City's current policy for rates and charges is set out in the following sections.

> 5.3 Differential Rates

Legislation

Under Section 158 of the *Local Government Act 1989*, a Council when declaring rates and charges must declare whether the general rates will be raised by the application of a uniform rate or differential rates.

Under Section 161 of the *Local Government Act 1989*, if a Council declares a differential rate for any land, the Council must:

- Specify the objectives of the differential rate including a definition of the types or classes of land which are subject to the rate and a statement of the reasons for the use and level of that rate
- Specify the characteristics of the land which are the criteria for declaring the differential rate.

A Council must have regard to any Ministerial guidelines before declaring a differential rate for any land.

The Minister issued guidelines in April 2013. These guidelines attempt to spell out clearly what types and classes of land may be considered for differentials and also those that are not appropriate for differentials or need to be "carefully considered".

The highest differential rate must be no more than four times the lowest differential rate.

Policy and Charges

Council has seven differential rates. Details of the types/ classes of land and the level of rate applicable to each differential is as follows:

- Residential: 100 per cent of the residential rate
- Commercial: 267 per cent of the residential rate
- Industrial: 274 per cent of the residential rate
- Farm: 72 per cent of the residential rate
- Rural residential: 90 per cent of the general rate
- Recreational 1: 0 per cent of the residential rate
- Recreational 2: 267 per cent of the residential rate.

The definition of each differential rate is set out in Appendix B.

> 5.4 Municipal Charge

Legislation

Under Section 158 of the *Local Government Act 1989*, a council may declare a municipal charge to cover some of the administrative costs of the council. A council's total revenue from a municipal charge in a financial year must not exceed 20 per cent of the sum total of the council's total revenue from a municipal charge and total revenue from general rates.

Policy and Charges

The City does not levy a municipal charge due to its regressive nature, in that it impacts lower value properties which have a lesser capacity to pay.

> 5.5 Service Rates and Charges

Legislation

Under Section 162 of the *Local Government Act 1989*, a Council may declare a service rate or charge for any of the following services:

- Provision of a water supply
- Collection and disposal of refuse
- Provision of sewage services
- Any other prescribed service.

Policy and Charges

The City has the following service rates and charges:

- Waste management charge
- Green waste charge

The City's policy in regard to setting service rates and charges is full cost recovery.

> 5.6 Special Rates and Charges

Legislation

Under Section 163 of the *Local Government Act 1989*, a council may declare a special rate or charge for the purposes of defraying any expenses or repaying (with interest) any advance made to, or debt incurred, or loan raised by the Council, in relation to the performance of a function or the exercise of a power of the council, if it will be of special benefit to the persons required to pay the special rate or special charge.

Policy

The City applies a special rate for properties in the Bridge Mall for the purposes of employing a manager and for promotion and security of the Bridge Mall and surrounds. The Special Rate Scheme has existed for more than 25 years and is levied at the request of the Bridge Mall Business Association Incorporated. The current Special Rate was declared in 2018 and remains in force for a period of 5 years, expiring on 30 June 2023. Any other rate or charge schemes raised in the future will be carried out in accordance with the requirements of the *Local Government Act 1989*.

> 5.7 Payment of Rates and Charges

Legislation

Under Section 167 of the *Local Government Act 1989*, a council must allow rates and charges to be paid in four instalments. A council may also allow rates and charges to be paid in a lump sum. Under Section 168 of the *Local Government Act 1989*, a council may also provide incentives for prompt payment.

Policy

Rates are payable by quarterly instalments or in full in February.

> 5.8 Rebates and Concessions

Legislation

Under Section 169 of the *Local Government Act 1989*, a council may grant a rebate or concession in relation to any rate or charge to:

- Assist the proper development of the municipal district; or
- Preserve buildings or places in the municipal district which are of historical or environmental interest; or
- Restore or maintain buildings or places of historical, environmental, architectural or scientific importance in the municipal district; or
- Assist the proper development of part of the municipal district.
- A Council resolution granting a rebate or concession must specify the benefit to the community as a whole resulting from the rebate or concession.

Policy

Ratepayers who hold eligible pensioner concession cards may be entitled to receive a State Government-funded concession on their rates and charges for their principal place of residence. The pensioner concession is set at half the rates and charges levied up to a maximum amount and is fully funded by the State Government. Eligible pensioners are also entitled to receive a concession on the Fire Services Property Levy.

> 5.9 Deferments and Waivers**Legislation**

Under Section 170 of the *Local Government Act 1989*, a council may defer in whole or in part any rate or charge if the payment would cause hardship to the person. Under Section 171 of the *Local Government Act 1989*, a council may waive the whole or part of any rate or charge or interest in relation to:

- An eligible recipient
- Any other class of persons determined by the Council for the purpose of waiving rates or charges on the grounds of financial hardship.

Policy

The City has Financial Hardship Guidelines for the purposes of providing financial relief to ratepayers who are experiencing difficulty in meeting their financial obligations. Financial hardship assistance will only be considered for individuals that have overdue rates and charges with the City in regard to their principal place of residence and who are unable to, or cannot, negotiate an acceptable payment arrangement with Council. The City also has a COVID-19 Financial Hardship Policy which addresses temporary financial hardship due to the impacts of COVID-19.

Ratepayers who are eligible to receive the pensioner concession and reside in a single person household are also entitled to receive an additional concession. The additional pensioner concession is set at \$95.00 for the 2021-22 year.

6. Fees and Charges

Fees and charges consist of statutory fees and fines and user fees. Statutory fees and fines relate mainly to those levied in accordance with legislation and include animal registrations, *Public Health and Wellbeing Act 2008* registrations and parking fines. User fees relate to the recovery of service delivery costs through the charging of fees to users of the City's services, including the use of leisure, entertainment and other community facilities, and the provision of human services such as childcare and home and community care services.

> 6.1 Pricing Policy

The City has developed a Pricing Policy for the 2021-22 year that provides guidance for its approach in setting appropriate levels of fees and charges. This policy applies to all fees and charges that are listed in the Fees and Charges Schedule which is published in the Annual Budget. The policy seeks to ensure that the following key service performance principles under Section 106 of the Act are met:

- Services should be provided in an equitable manner and be responsive to the diverse needs of the municipal community
- Services should be accessible to the members of the municipal community for whom the services are intended
- Quality and costs standards for services set by the City should provide good value to the municipal community.

The City must also comply with the Victorian Government's Competitive Neutrality Policy for significant business activities it provides and adjust service prices to neutralise any competitive advantages when competing with the private sector.

> 6.2 Statutory Fees and Fines

Policy

Statutory fees and fines are those which the City collects under the direction of legislation or other government directives. The rates used for statutory fees and fines are advised by the Victorian Government department responsible for the corresponding services or legislation, and the City has limited discretion in applying these fees.

Fees and Fines

A summary of statutory fees and fines by major service area is as follows:

- Animal registrations
- Health and license fees
- Land information certificates
- Local law permits
- Subdivision supervision certificates
- Town planning fees and certificates
- Other

> 6.3 User Fees

Policy

For user fees not regulated by statute, the City determines the extent of cost recovery for particular services consistent with the level of both individual and collective benefit that the services provide and in line with the community's expectations. The three types of non-statutory pricing are as follows:

- **Market price:** Price based on the benchmarked competitive prices of alternate suppliers. In general this represents full cost recovery plus an allowance for profit
- **Full cost recovery price:** Price based on recovering all direct and indirect costs incurred by council. This pricing is used in particular where a service provided by council benefits individual customers specifically, rather than the community as a whole
- **Subsidised price:** Price based on less than full cost of that service and range from full subsidies (i.e. The City provides the service free of charge) to partial subsidies, where the City provides the service to the user with a discount.

The schedule of Fees and Charges in the Budget includes around 900 individual fees and charges which are reviewed annually as part of the Budget process. The City is yet to apply the Pricing Policy to its non-statutory fees and charges.

User Fees

A summary of user fees by major service area is as follows:

- Aged care
- Animal shelter
- Art gallery
- Aquatic/health club
- Building
- Childcare
- Eureka centre
- Family day care
- Waste management
- Her Majesty's Theatre
- Landfill
- Library
- Meals
- Parking fees and fines
- Recreation
- Robert Clarke centre
- Transfer station
- Other

7. Other Revenue Sources

Other revenue sources that the City uses to fund services and facilities include government grants, contributions and other revenue.

> 7.1 Government Grants

Policy

Grant revenue represents income usually received from other levels of government. Some grants are singular and attached to the delivery of specific projects, whilst others can be of a recurrent nature and may or may not be linked to the delivery of projects. The City proactively advocates to other levels of government for grant funding support to deliver important infrastructure and service outcomes for the community. The City may use its own funds to leverage higher grant funding and maximise external funding opportunities.

When preparing its financial plan, the City considers its project proposal pipeline, advocacy priorities, upcoming grant program opportunities, and co-funding options to determine what grants to apply for. The City will only apply for and accept external funding if it is consistent with the Community Vision and does not lead to the distortion of Council Plan priorities. Grant assumptions are then clearly detailed in the City's budget document. No project that is reliant on grant funding will proceed until a signed funding agreement is in place.

Government Grants

A summary of government grants by type is as follows:

Operating

- Victorian Grants Commission
- Aged care
- Family and children
- Maternal and child health
- Library
- School crossings
- Arts and culture
- Immunisation
- Other

Capital

- Federal Blackspot
- Roads to Recovery
- Other

> 7.2 Contributions

Policy

Contributions represent funds received by the City, usually from non-government sources, and are usually linked to projects. Contributions can be made to the City in the form of either cash payments or physical assets. Contributions are always linked to a planning or funding agreement and the City will not undertake any work on a contribution-funded project until a signed agreement outlining the contribution details is in place.

Contributions linked to developments can be received well before any expenditure occurs. In this situation, the funds are identified and held separately in reserve for the specific works identified in the agreements. The Ballarat West Development Contributions Plan covers development of land in the Ballarat West Growth Area. Development contributions fund major infrastructure projects such as drainage, roads, intersections, and recreational open spaces. There are two levies imposed under the Ballarat West Development Contributions Plan, the Development Infrastructure Levy (DIL) and the Community Infrastructure Levy (CIL).

Contributions

A summary of contributions by type is as follows:

- Development contribution plan
- Subdividers

7.3 Other Revenue

Policy

The City earns other sources of revenue from property rental, interest on investments and interest on rate arrears. The amount of revenue earned from property rental is based on rental agreements that set the rental amount at market rates. The City receives interest on funds managed as part of its investment portfolio, where funds are held in advance of expenditure, or for special purposes. The investment portfolio is managed per the City's investment policy, which seeks to earn the best return on funds, whilst minimising risk. The City also earns interest from outstanding rates and charges balances.

Other Revenue

A summary of other revenue by type is as follows:

- Rental
- Interest on investments
- Interest on rate arrears
- Other

APPENDIX A: Impact of Proposed Changes to Rates and Charges

The following changes are proposed to the level of general rates for each type/class of property for the 2021-22 year compared to the 2020-21 year:

- Decrease the commercial land differential rate from 272% to 267% of residential rates
- Decrease the industrial land differential rate from 281% to 274% of residential rates
- Increase the rural residential land differential rate from 87% to 90% of residential rates

- Decrease the recreation 1 land differential rate from 83% to 0% of residential rates and remove the waiver
- Decrease the recreation 2 land differential from 285% to 267% of residential rates

The following tables show the change in the 2021-22 average rate for each class/type of land between the level of differential rates levied in the 2020-21 year “Current” and those proposed to be levied in the 2021-22 year “Modelled”. The valuation bands are based on the level of valuation as at 1 January 2021.

> Residential

	#ASSESS	2021-22 CURRENT	2021-22 MODELLED	CHANGE \$	CHANGE %
Up to \$99,999	221	\$279.64	\$281.62	+\$1.98	+0.7%
\$100,000 to \$199,999	3,482	\$562.11	\$566.08	+\$3.97	+0.7%
\$200,000 to \$299,999	9,048	\$913.24	\$919.69	+\$6.45	+0.7%
\$300,000 to \$399,999	15,832	\$1,232.45	\$1,241.14	+\$8.69	+0.7%
\$400,000 to \$499,999	10,635	\$1,576.32	\$1,587.45	+\$11.14	+0.7%
\$500,000 to \$599,999	5,462	\$1,923.53	\$1,937.09	+\$13.57	+0.7%
\$600,000 to \$699,999	2,589	\$2,278.82	\$2,294.92	+\$16.10	+0.7%
\$700,000 to \$799,999	1,416	\$2,638.82	\$2,657.39	+\$18.57	+0.7%
\$800,000 to \$899,999	775	\$2,991.42	\$3,012.55	+\$21.13	+0.7%
\$900,000 to \$999,999	418	\$3,342.64	\$3,366.14	+\$23.50	+0.7%
\$1,000,000 and over	953	\$5,254.54	\$5,291.70	+\$37.15	+0.7%
Total/Mean	50,831	\$1,483.82	\$1,494.30	+\$10.47	+0.7%

> Rural Residential

	#ASSESS	2021-22 CURRENT	2021-22 MODELLED	CHANGE \$	CHANGE %
Up to \$99,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$100,000 to \$199,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$200,000 to \$299,999	18	\$838.10	\$869.14	+\$31.04	+3.7%
\$300,000 to \$399,999	22	\$1,091.77	\$1,132.21	+\$40.43	+3.7%
\$400,000 to \$499,999	84	\$1,403.58	\$1,455.56	+\$51.98	+3.7%
\$500,000 to \$599,999	139	\$1,717.27	\$1,780.88	+\$63.60	+3.7%
\$600,000 to \$699,999	124	\$2,009.18	\$2,082.71	+\$73.52	+3.7%
\$700,000 to \$799,999	92	\$2,312.01	\$2,397.63	+\$85.63	+3.7%
\$800,000 to \$899,999	65	\$2,611.85	\$2,708.58	+\$96.73	+3.7%
\$900,000 to \$999,999	38	\$2,903.36	\$3,010.89	+\$107.53	+3.7%
\$1,000,000 and over	43	\$3,761.66	\$3,900.98	+\$139.32	+3.7%
Total/Mean	625	\$2,079.04	\$2,155.86	+\$76.82	+3.7%

> Commercial

	#ASSESS	2021-22 CURRENT	2021-22 MODELLED	CHANGE \$	CHANGE \$
Up to \$99,999	39	\$566.28	\$560.36	-\$5.92	-1.0%
\$100,000 to \$199,999	188	\$1,503.49	\$1,488.05	-\$15.44	-1.0%
\$200,000 to \$299,999	318	\$2,395.50	\$2,370.88	-\$24.62	-1.0%
\$300,000 to \$399,999	313	\$3,416.30	\$3,381.81	-\$34.48	-1.0%
\$400,000 to \$499,999	248	\$4,360.74	\$4,316.73	-\$44.02	-1.0%
\$500,000 to \$599,999	220	\$5,284.45	\$5,229.93	-\$54.53	-1.0%
\$600,000 to \$699,999	179	\$6,302.59	\$6,239.38	-\$63.20	-1.0%
\$700,000 to \$799,999	136	\$7,269.92	\$7,195.46	-\$74.46	-1.0%
\$800,000 to \$899,999	109	\$8,231.05	\$8,146.45	-\$84.60	-1.0%
\$900,000 to \$999,999	77	\$9,102.36	\$8,996.48	-\$105.88	-1.2%
\$1,000,000 and over	513	\$25,606.88	\$25,340.48	-\$266.40	-1.0%
Total/Mean	2,340	\$9,073.13	\$8,979.05	-\$94.08	-1.0%

> Industrial

	#ASSESS	2021-22 CURRENT	2021-22 MODELLED	CHANGE \$	CHANGE \$
Up to \$99,999	135	\$210.98	\$207.29	-\$3.69	-1.7%
\$100,000 to \$199,999	119	\$1,568.08	\$1,540.66	-\$27.42	-1.7%
\$200,000 to \$299,999	324	\$2,510.41	\$2,466.54	-\$43.87	-1.7%
\$300,000 to \$399,999	316	\$3,468.42	\$3,407.80	-\$60.62	-1.7%
\$400,000 to \$499,999	215	\$4,426.12	\$4,348.81	-\$77.31	-1.7%
\$500,000 to \$599,999	123	\$5,416.35	\$5,322.13	-\$94.22	-1.7%
\$600,000 to \$699,999	93	\$6,425.86	\$6,313.69	-\$112.17	-1.7%
\$700,000 to \$799,999	81	\$7,373.89	\$7,245.38	-\$128.50	-1.7%
\$800,000 to \$899,999	47	\$8,343.32	\$8,197.98	-\$145.34	-1.7%
\$900,000 to \$999,999	40	\$9,404.64	\$9,240.19	-\$164.45	-1.7%
\$1,000,000 and over	198	\$19,359.76	\$19,021.65	-\$338.11	-1.7%
Total/Mean	1,691	\$5,640.89	\$5,542.41	-\$98.48	-1.7%

> Farm

	#ASSESS	2021-22 CURRENT	2021-22 MODELLED	CHANGE \$	CHANGE \$
Up to \$99,999	1	\$125.50	\$127.09	+\$1.59	+1.3%
\$100,000 to \$199,999	15	\$408.11	\$413.29	+\$5.18	+1.3%
\$200,000 to \$299,999	24	\$668.91	\$677.41	+\$8.50	+1.3%
\$300,000 to \$399,999	67	\$899.79	\$911.22	+\$11.43	+1.3%
\$400,000 to \$499,999	92	\$1,141.93	\$1,156.43	+\$14.50	+1.3%
\$500,000 to \$599,999	90	\$1,398.05	\$1,415.81	+\$17.76	+1.3%
\$600,000 to \$699,999	80	\$1,645.42	\$1,666.31	+\$20.90	+1.3%
\$700,000 to \$799,999	92	\$1,889.01	\$1,913.00	+\$23.99	+1.3%
\$800,000 to \$899,999	67	\$2,159.45	\$2,186.87	+\$27.43	+1.3%
\$900,000 to \$999,999	48	\$2,417.20	\$2,447.90	+\$30.70	+1.3%
\$1,000,000 and over	207	\$4,702.79	\$4,762.01	+\$59.22	+1.3%
Total/Mean	783	\$2,366.64	\$2,396.56	+\$29.92	+1.3%

> Recreational 1

	#ASSESS	2021-22 CURRENT	2021-22 MODELLED	CHANGE \$	CHANGE %
Up to \$99,999	9	\$185.39	\$0.00	-\$185.39	-100.0%
\$100,000 to \$199,999	4	\$405.30	\$0.00	-\$405.30	-100.0%
\$200,000 to \$299,999	1	\$812.81	\$0.00	-\$812.81	-100.0%
\$300,000 to \$399,999	5	\$1,098.33	\$0.00	-\$1,098.33	-100.0%
\$400,000 to \$499,999	4	\$1,323.40	\$0.00	-\$1,323.40	-100.0%
\$500,000 to \$599,999	8	\$1,612.32	\$0.00	-\$1,612.32	-100.0%
\$600,000 to \$699,999	3	\$1,925.13	\$0.00	-\$1,925.13	-100.0%
\$700,000 to \$799,999	4	\$2,202.72	\$0.00	-\$2,202.72	-100.0%
\$800,000 to \$899,999	1	\$2,500.50	\$0.00	-\$2,500.50	-100.0%
\$900,000 to \$999,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$1,000,000 and over	19	\$10,849.77	\$3,548.17	-\$7,301.60	-67.3%
Total/Mean	58	\$4,327.91	\$1,162.33	-\$3,165.58	-73.1%

> Recreational 2

	#ASSESS	2021-22 CURRENT	2021-22 MODELLED	CHANGE \$	CHANGE %
Up to \$99,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$100,000 to \$199,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$200,000 to \$299,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$300,000 to \$399,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$400,000 to \$499,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$500,000 to \$599,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$600,000 to \$699,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$700,000 to \$799,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$800,000 to \$899,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$900,000 to \$999,999	0	\$0.00	\$0.00	\$0.00	0.0%
\$1,000,000 and over	4	\$39,406.28	\$30,906.42	-\$8,499.85	-21.6%
Total/Mean	4	\$39,406.28	\$30,906.42	-\$8,499.85	-21.6%

APPENDIX B: Differential Rate Definitions

> Residential Land

Definition	Residential land is any land, which is used for private residential purposes, including but not limited to houses, dwellings, flats, units and private boatsheds, together with vacant unoccupied land, not covered by another differential, but excluding motels, caravan parks, supported accommodation, accommodation houses, boarding houses and the like
Objectives	<p>The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of City of Ballarat, including (but not limited to) the:</p> <ul style="list-style-type: none"> • Construction and maintenance of infrastructure assets • Development and provision of health and community services • Provision of general support services
Characteristics	<p>The characteristics of planning scheme zoning are applicable to the determination of vacant land which will be subject to the rate applicable to residential land</p> <p>The vacant land affected by this rate is that which is zoned residential under the City of Ballarat Planning Scheme</p> <p>The classification of land which is improved will be determined by the occupation of that land and have reference to the planning scheme zoning</p>
Types and classes	The types and classes of rateable land within this rate are those having the relevant characteristics described above
Use of rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget by the City</p> <p>The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land</p>
Level of rate	100 per cent of the residential rate
Use of land	Is any use permitted under the City of Ballarat Planning Scheme
Geographic location	This rate is applicable to land within the municipal district
Planning scheme zoning	The zoning applicable to each rateable land within this category as determined by consulting maps referred to in the relevant Planning Scheme
Types of buildings	The types of buildings on the land within this rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2020/21 year

> Commercial Land

<p>Definition</p>	<p>Commercial land is any land which is:</p> <ul style="list-style-type: none"> • Used or adapted to be used for business and/or administrative purposes, including but not limited to properties used for: <ul style="list-style-type: none"> - <i>The sale or hire of goods by retail or trade sales, e.g. shops, auction rooms, hardware stores</i> - <i>The manufacture of goods where the goods are sold on the property</i> - <i>The provision of entertainment, e.g. theatres, cinemas, amusement parlours, nightclubs</i> - <i>Media/broadcasting/communication establishments, e.g. television stations, newspaper offices, radio stations, telecommunication towers and associated facilities</i> - <i>The provision of accommodation other than private residential, eg motels, caravan parks, camping grounds, camps, supported accommodation, accommodation houses, hostels, boarding houses</i> - <i>Short term tourist accommodation specifically identified and coded with an Australian Valuation Property Classification Code (AVPCC) of 232 (serviced apartments/holiday units) or 233 (bed and breakfast)</i> - <i>The provision of hospitality, e.g. hotels, bottle shops, restaurants, cafes, takeaway food establishments, tearooms</i> - <i>Tourist and leisure industry, e.g. flora and fauna parks, gymnasiums, indoor sports stadiums, gaming establishments (other than those classified under Recreational 2)</i> - <i>Art galleries, museums</i> - <i>Showrooms, e.g. display of goods</i> - <i>Brothels</i> - <i>Commercial storage (mini storage units, wholesale distributors)</i> - <i>Religious purposes</i> - <i>Public offices</i> - <i>Halls for commercial hire</i> - <i>Mixed businesses/milkbars (those operating in residential type zones under the Ballarat Planning Scheme and non conforming residential/milkbar properties within industrial zones under the Ballarat Planning Scheme, with attached residences, occupied as the principal place of residence of the person(s) operating the mixed business/milkbar component of the rateable property, will have the residential portion rated as Residential)</i> • Used for the provision of health services, including but not limited to properties used for hospitals, nursing homes, rehabilitation, medical practices and dental practices • Used primarily as offices or for administration purposes including but not limited to properties used for legal practices, real estate agents, veterinary surgeons, accounting firms, insurance agencies or any other organisation, group, business, association or representative body • Vacant unoccupied land and zoned or intended to be used for commercial purposes.
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> Commercial Land (cont)

Objectives	<p>The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of City of Ballarat, including (but not limited to) the:</p> <ul style="list-style-type: none"> • Construction and maintenance of infrastructure assets • Development and provision of health and community services • Provision of general support services
Characteristics	<p>The characteristics of planning scheme zoning are applicable to the determination of vacant land which will be subject to the rate applicable to residential land</p> <p>The vacant land affected by this rate is that which is zoned residential under the City of Ballarat Planning Scheme</p> <p>The classification of land which is improved will be determined by the occupation of that land and have reference to the planning scheme zoning</p>
Types and classes	The types and classes of rateable land within this rate are those having the relevant characteristics described above
Use of rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget by the City</p> <p>The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land</p>
Level of rate	267 per cent of the residential rate
Use of land	Is any use permitted under the City of Ballarat Planning Scheme
Geographic location	This rate is applicable to land within the municipal district
Planning scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme
Types of buildings	The types of buildings on the land within this rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2021/22 year

> Industrial Land

Definition	<p>Industrial land is which is:</p> <ul style="list-style-type: none"> • Used primarily for manufacturing processes, including, but not limited to the following: <ul style="list-style-type: none"> - <i>The manufacture of goods, equipment, plant, machinery, food or beverage which are generally not sold or consumed on site</i> - <i>Warehouse/bulk storage of goods</i> - <i>The storage of plant and machinery</i> - <i>The production of raw materials in the extractive and timber industries</i> - <i>The treatment and storage of industrial waste materials</i> • Vacant unoccupied land and zoned or intended to be used for industrial purposes
Objectives	<p>The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of City of Ballarat, including (but not limited to) the:</p> <ul style="list-style-type: none"> • Construction and maintenance of infrastructure assets • Development and provision of health and community services • Provision of general support services
Characteristics	<p>The characteristics of planning scheme zoning are applicable to the determination of vacant land which will be subject to the rate applicable to residential land</p> <p>The vacant land affected by this rate is that which is zoned residential under the City of Ballarat Planning Scheme</p> <p>The classification of land which is improved will be determined by the occupation of that land and have reference to the planning scheme zoning</p>
Types and classes	<p>The types and classes of rateable land within this rate are those having the relevant characteristics described above</p>
Use of rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget by the City</p> <p>The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land</p>
Level of rate	274 per cent of the residential rate
Use of land	Is any use permitted under the City of Ballarat Planning Scheme
Geographic location	This rate is applicable to land within the municipal district
Planning scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme
Types of buildings	The types of buildings on the land within this rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2021/22 year

> Farm Land

Definition	<p>Farm land is any land, which:</p> <ul style="list-style-type: none"> • Is not less than 2 hectares in area • Is used for carrying on a business of primary production as determined by the Australian Taxation Office • Is used primarily for grazing (including agistment), dairying, pig farming, poultry farming, fish farming, tree farming, bee keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities • Is used by a business: <ul style="list-style-type: none"> - <i>That has a significant and substantial commercial purpose or character</i> - <i>That seeks to make a profit on a continuous or repetitive basis from its activities on the land</i> - <i>That is making profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating</i> <p>In consideration the City will take into account:</p> <ul style="list-style-type: none"> • Whatever activity is being conducted on a property, it must be a business of primary production as opposed to a hobby or recreational activity
Objectives	<p>The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of City of Ballarat, including (but not limited to) the:</p> <ul style="list-style-type: none"> • Construction and maintenance of infrastructure assets • Development and provision of health and community services • Provision of general support services
Characteristics	<p>The characteristics of planning scheme zoning are applicable to the determination of vacant land which will be subject to the rate applicable to residential land</p> <p>The vacant land affected by this rate is that which is zoned residential under the City of Ballarat Planning Scheme</p> <p>The classification of land which is improved will be determined by the occupation of that land and have reference to the planning scheme zoning</p>
Types and classes	<p>The types and classes of rateable land within this rate are those having the relevant characteristics described above</p>
Use of rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget by the City</p> <p>The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land</p>
Level of rate	72 per cent of the residential rate
Use of land	Is any use permitted under the City of Ballarat Planning Scheme
Geographic location	This rate is applicable to land within the municipal district
Planning scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme
Types of buildings	The types of buildings on the land within this rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2021/22 year

> Rural Residential Land

Definition	<p>Rural residential land is any land, which:</p> <ul style="list-style-type: none"> • Is not less than 2 hectares in area • Is resided on • Is located within the Farm or Rural Conservation planning zone that does not satisfy the criteria for farmland <p>And excludes:</p> <ul style="list-style-type: none"> • Vacant land greater than 2 hectares
Objectives	<p>The objective of this differential rate is to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of City of Ballarat, including (but not limited to) the:</p> <ul style="list-style-type: none"> • Construction and maintenance of infrastructure assets • Development and provision of health and community services • Provision of general support services
Characteristics	<p>The characteristics of planning scheme zoning are applicable to the determination of vacant land which will be subject to the rate applicable to residential land</p> <p>The vacant land affected by this rate is that which is zoned residential under the City of Ballarat Planning Scheme</p> <p>The classification of land which is improved will be determined by the occupation of that land and have reference to the planning scheme zoning</p>
Types and classes	<p>The types and classes of rateable land within this rate are those having the relevant characteristics described above</p>
Use of rate	<p>The money raised by this rate will be applied to the items of expenditure described in the Budget by the City</p> <p>The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land</p>
Level of rate	<p>90 per cent of the residential rate</p>
Use of land	<p>Is any use permitted under the City of Ballarat Planning Scheme</p>
Geographic location	<p>This rate is applicable to land within the municipal district</p>
Planning scheme zoning	<p>The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme</p>
Types of buildings	<p>The types of buildings on the land within this rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2021/22 year</p>

> Recreational Land 1

Definition	Recreational land 1 is land as defined under the <i>Cultural and Recreational Lands Act 1963</i>
Objectives	The objective of the rate is to recognise the large contribution that these community organisations and the volunteers make to the Municipality in the provision of sporting, cultural and recreational activities
Characteristics	Is cultural and recreational land and: <ul style="list-style-type: none"> • Occupied by a body which exists for cultural or recreational purposes and applies its profits in promoting the furthering of this purpose • Owned by the body, by the Crown or by Council • Not agricultural showgrounds
Types and classes	The types and classes of rateable land within this rate are those having the relevant characteristics described above
Use of rate	The money raised by this rate will be applied to the items of expenditure described in the Budget by the City The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land
Level of rate	Zero per cent of the residential rate
Use of land	Is any use permitted under the City of Ballarat Planning Scheme
Geographic location	This rate is applicable to land within the municipal district
Planning scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme
Types of buildings	The types of buildings on the land within this rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2021/22 year

> Recreational Land 2

Definition	Recreational 2 land is recreation 1 land where the land or part thereof is used for gaming
Objectives	The objective of the rate is to recognise the large contribution that these community organisations and the volunteers make to the Municipality in the provision of sporting, cultural and recreational activities
Characteristics	Is cultural and recreational land and: <ul style="list-style-type: none"> • Occupied by a body which exists for cultural or recreational purposes and applies its profits in promoting the furthering of this purpose • Owned by the body, by the Crown or by Council • Not agricultural showgrounds
Types and classes	The types and classes of rateable land within this rate are those having the relevant characteristics described above
Use of rate	The money raised by this rate will be applied to the items of expenditure described in the Budget by the City The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land
Level of rate	267 per cent of the residential rate
Use of land	Is any use permitted under the City of Ballarat Planning Scheme
Geographic location	This rate is applicable to land within the municipal district
Planning scheme zoning	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme
Types of buildings	The types of buildings on the land within this rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2021/22 year