

DIFFERENTIAL RATING

1. Objectives

To ensure that the rate struck by Council annually will realistically enable Council to provide the specific and relevant services which the community expects to occur within the area.

2. Principles

The rate burden imposed by Council expenditure requirements to fulfil the range of Council responsibilities should be spread across the rateable properties on a basis which reflects specific expenditure demands and based on property valuations.

3. Issues

A differential rate seeks to address the following:

- a. Rating anomalies within the locality.
- b. Service requirement anomalies.

A redistribution of charges should ensure that the area targeted is not itself disadvantaged through the striking of a differential rate and that property owners within a designated area or zoning are not unfairly disadvantaged.

4. Policy

In order to consider a proposal which introduces a differential rate, Council will require a report for consideration which incorporates:

- a. Horizontal equity.
- b. Council expenditure obligations relative to income drawn from specific zones or areas under consideration.
- c. Alternative options available.
- d. Intended objectives and anticipated outcomes.
- e. Identification of any non-conforming use sites within the zone or area which should be exempted to avoid an unfair disadvantage.

Adopted	August 1994
Reviewed	22 November 2010
Expected date of review	