

Farmland Rating Category Application



ABN 21 086 180 442
2 Midland Square, Midland WA 6056
Ph (08) 9267 9267 Fax (08) 9267 9444
swan@swan.wa.gov.au
www.swan.wa.gov.au

Instructions: Please print clearly in block capitals in the spaces provided.

Before starting this application, please read the attached copy of the Farmland Rating Category Guidelines to determine if your property meets the eligibility criteria.

1. Applicants details

Name.....

Address

Daytime phone..... Mobile phone.....

Note: the City of Swan may contact you to arrange an appointment to view the property

2. Owner Details (if different from applicant details in section 1)

.....

.....

3. Description of Property

Lot number/s Street number.....

Street.....

Suburb.....

Total Area of Property

Total Area Cleared for Rural Use

Note: properties less than 5,000m² are not eligible for a Farmland Rating Category

4. Is the owner ordinarily living on the property

Yes No

5. Lessee Details (please attach a copy of the lease agreement to your application)

.....

.....

6. Is the lessee ordinarily living on the property?

Yes No

Important: This Declaration must be made before any of the following persons:

- Academic {post-secondary institution}
- Accountant
- Architect
- Australian Consular Officer
- Australian Diplomatic Officer
- Bailiff
- Bank manager
- Chartered secretary
- Chemist
- Chiropractor
- Company auditor or liquidator
- Court officer {Judge, magistrate, registrar or clerk}
- Defence Force officer {Commissioned, Warrant or NCO {with 5 years continuous service}}
- Dentist
- Doctor
- Electorate Officer {State – WA only}
- Engineer
- Industrial organisation secretary
- Insurance broker
- Justice of the Peace {any State}
- Lawyer
- Local Government CEO or deputy CEO
- Local Government Councillor
- Loss adjuster
- Marriage Celebrant
- Member of Parliament {State or Commonwealth}
- Minister of religion
- Nurse
- Optometrist
- Patent Attorney
- Physiotherapist
- Podiatrist
- Police Officer
- Post Officer manager
- Psychologist
- Public Notary,
- Public Servant {State or Commonwealth}
- Real Estate agent
- Settlement agent
- Sheriff or deputy Sheriff
- Surveyor
- Teacher
- Tribunal Officer
- Veterinary surgeon
- Or,

Any person before whom, under the Statutory Declarations Act 1959 of the Commonwealth, a Statutory Declaration may be made.

For Information:

Any authorised witness for the State of Western Australia may also witness a Commonwealth Statutory Declaration, as long as they are in Western Australia at the time of witnessing {Schedule 2, item 231 of the Commonwealth Statutory Declarations Regulations 1993}.

FARMLAND RATING CATEGORY GUIDELINES

1. Objective

The objective of the guideline is to provide a rates incentive to those property owners (or lessees) involved in specific, established and revenue producing farmland pursuits.

2. Guidelines Statement

This guideline is designed to assist those involved in food, tree and flower production directly from land based farm activities that are registered for business and revenue producing, and to encourage the continuation of viable farming in the City of Swan.

3. Applications

3.1 Applications for the farmland rating category will only be approved in the following circumstances:

The land should be wholly or mainly (more than 50% of the land size) maintained or used for the carrying of an established and revenue producing business or industry related to specific food farmland production, tree farming or flower nurseries.

The following is allowable:

- i. Dairy Farming;
- ii. Cattle Farming;
- iii. Sheep Farming;
- iv. Pig Farming;
- v. Poultry Farming;
- vi. Fish Farming;
- vii. Beekeeping;
- viii. Viticulture;
- ix. Fruit/Vegetable Growing;
- x. The growing of crops;
- xi. Tree Farming; or
- xii. Flower Nurseries.

3.2 Hobby farming and activities not related to one of the above, such as keeping of horses are not allowed within the farmland rating category.

3.3 The owner or lessee (where the lessee is responsible for payment of rates and provides a written evidence of the most current lease agreement) must:

- be registered for business;
- derive a substantial part of their livelihood from such business or industry on that lot or holding; and
- agree to provide income proof, such as the most current Profit or Loss Statement or accountant's written confirmation.

3.4 The owner or lessee is required to apply in writing using the approved application form. It is a requirement to provide the following documents to support your claim:

- Statutory Declaration, stating that the property is used for such purpose, as detailed at point 3.3.1;
- Current business registration (or current ABN number);
- Adequate financial information such as a Profit or Loss statement (Certified by an Accountant) or a confirmation letter from an Accountant (printed on a letterhead showing business details).

We will advise if additional documents are required.

3.5 Applications where the property is less than 5,000 sqm will not be considered. The primary use of such properties would be deemed to be residential or general rural.

4. **Change of Ownership**

Upon change of ownership of a property currently receiving a farmland rating category, the new owner will be advised in writing that they need to apply for the farmland rating category and provide evidence of the farmland pursuit. If the new owner is conducting one or more of the above listed farmland activities he/she will be required to apply for the Farmland rating category by completing the application and providing all requested documents.

5. **Delegation**

The Manager, Financial Services and Rates has delegated authority to approve applications in accordance with this guideline without reference to Council.

6. **Objection**

Any objections or appeals by owners or lessees of properties regarding the decision of the Manager, Financial Services and Rates are referred to Council for determination.