

Swan Valley Farmland Concession Application



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

Before starting this application, please read the attached copy of the Swan Valley Farmland Concession 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. Is the property currently rated Farmland?

Yes - please proceed with application

No - you are not eligible, please read the attached guidelines or call our office to obtain more info.

4. 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 Concession

5. Is the owner 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}.

Swan Valley Farmland Concession Guidelines

1. Objective

The objective of the guideline is to provide a rates incentive to the property owners that are eligible for the Farmland rating category within the Swan Valley and are maintaining genuine farming interests.

The Guidelines is to acknowledge the restrictions that are placed on land under the control of the Swan Valley Planning Act 1995 (the Act). These restrictions include prohibitive regulations around the subdivision of land and what the land can be used for in the Swan Valley Rural and Rural Living zones under the Act as compared to the General Rural zone outside the Act area.

The 30% rating concession is intended to apply a financial relief to those property owners undertaking genuine farming interests within this rural area.

The value of the concession will be reduced by an amount equivalent to any other rate concessions for which the owner of the property is eligible (seniors, pensioners and any other concession).

2. Guidelines Statement

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

The Swan Valley Farmland Concession is subject to Annual Council approval as part of Budget Adoption.

3. Eligibility

3.1.1 The property must be rated Farmland differential rating category.

3.1.2 Application is to be lodged annually;

3.1.3 Applications for the Swan Valley Farmland concession will only be approved in the following circumstances:

The land should be wholly or mainly maintained or used for the carrying of a business or industry related to specific food farmland production, tree farming or flower nurseries and rated farmland.

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.

3.1.4 Hobby farming and activities such as keeping of horses are not allowed within the farmland rating concession.

3.1.5 The owner or lessee (where the lessee is responsible for payment of rates) derives a substantial part of their livelihood from such business or industry on that lot or holding and the farmland rating category has already been approved.

3.1.6 The owner or lessee is required to apply every financial year 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 3.1.3;
- 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.

3.1.7 Applications where the property is less than 5,000m² will not be considered. The primary use of such properties would be deemed to be residential or general rural.

4. Delegation

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

5. Objection

5.1.1 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.