

Farmland Rating Category Guidelines

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Farmland Rating Category Guidelines

Objective of the Farmland Rating Category

To provide a differential rate for properties used for specific, established and revenue generating farmland activities such as food, tree and/or flower production.

It is intended the farmland rating category will encourage the continuation of viable farming in the City of Swan by property owners or lessees.

Eligibility

Applications for the farmland rating category will only be approved if the land is used or maintained, wholly or mainly (more than 50 per cent of the land size) for the carrying of an established, revenue generating business or industry related to specific food farmland production, tree farming or flower nurseries.

- The following are eligible activities:
 - Dairy farming
 - Cattle farming
 - Sheep farming
 - Pig farming
 - Poultry farming
 - Fish farming
 - Beekeeping
 - Viticulture
 - Fruit/vegetable growing
 - Growing crops
 - Tree farming
 - Flower nurseries.
- Hobby farming and activities not related to any of the above, such as keeping horses, are not allowed within the farmland rating category.
- 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 an accountant's written confirmation.

- The owner or lessee must apply in writing using the approved application form and provide the following supporting documents:
 - Statutory declaration stating that the property is used for the purposes specified above
 - 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.

- 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.

Change of ownership or lease transfer

Upon change of ownership of a property currently rated Farmland, the new owner or lessee will be advised in writing that they need to apply for the farmland rating category with their details if they intend to continue, or will pursue, any of the eligible farmland activities.

The new owner or lessee will be required to provide their completed application and supporting documentation.

Approving authority

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

Objections

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