

Swan Valley Farmland Concession Guidelines

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1. Objective

The Swan Valley Farmland Concession Guidelines outline a rates incentive for property owners who are eligible for the farmland rating category in the Swan Valley and conduct genuine farming revenue-producing pursuits.

The guidelines 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 per cent rating concession is intended to apply a financial relief to those property owners conducting genuine farming interests within this rural use 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 for 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.

The Swan Valley farmland concession is subject to annual Council approval as part of budget adoption.

3. Eligibility

- 3.1.** The property must be rated farmland differential rating category.
- 3.2.** If applying for the first time, the owner or lessee must 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 the purpose detailed at point 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).

The City will advise if additional documents are required.

- 3.3.** Applications for the Swan Valley farmland concession will only be approved in the following circumstances:

The land should be wholly or mainly (more than 50 per cent of the land size) maintained or used for the carrying of an established 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. Growing fruits/vegetables
- x. Growing crops
- xi. Tree farming
- xii. Flower nurseries

- 3.4.** Hobby farming and activities such as keeping horses are not allowed within the farmland rating concession.
- 3.5.** The owner or lessee (where the lessee is responsible for payment of rates and provides written evidence of the most current lease agreement) 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.
- 3.6.** If applying to continue a previously approved concession the owner or lessee must submit a statutory declaration to confirm the land is still used for commercial farming.

The City reserves the right to conduct a full review if required. Failure to provide a statutory declaration will result in your concession not being extended.

You must provide the following documents to support your claim:

- Statutory declaration, stating that the property is used for the purpose detailed at point 3.3.

We will advise if additional documents are required.

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

4. Payments and penalties

Rates assessments must be paid by the due date, irrespective of whether a concession application has been lodged.

Overdue rates and charges will incur penalty interest after the due date. Any credit balances may be refunded on request, please note proof of payment will be required.

To avoid penalty interest or credit refund and applicable charges, please submit your application before the due date specified on your annual rate notice.

5. Delegation

The Executive Director Corporate and the Manager Financial Services and Rates can approve applications per this guideline without reference to Council.

6. Objection

Any objections or appeals by owners or lessees of properties regarding the decision will be referred to Council for determination.