

Farmland Rating Category 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 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)

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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)

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6. Is the lessee ordinarily living on the property?

Yes No

7. Describe in detail the business or industry conducted on the property. Please state number of stock, number of vines, type of machinery, dams etc.

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8. The applicant must demonstrate that they derive a substantial part of their livelihood from stock business or industry

What percentage of your earnings comes from farming business or industry %

Important information

- Rates assessments are required to be paid by the due date, irrespective of whether a concession application has been lodged. Any credit balances may be refunded on request, please note proof of payment will be required.
- An officer from the City of Swan may contact you directly, in order to make an appointment to view the property.
- Please check that you have attached all required documentation to support your claim and completed the Statutory Declaration - accompanying this form.
- Your completed form and supporting documents can be sent to:
City of Swan
Attn: Rating Services
PO Box 196
MIDLAND WA 6936
Telephone Enquiries: 9267 9160

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 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, 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 maintained or used for the carrying of a 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) derives a substantial part of their livelihood from such business or industry on that lot or holding then the farmland rating category is allowed.

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 5,000m² will not be considered. The primary use of such properties would be deemed to be residential or general rural.

4. Change of Ownership

4.1 Upon change of ownership of a property currently receiving a farmland rating category, the new owner will be advised that it is necessary to reapply.

5. Delegation

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

6. Objection

6.1 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.