

#### **RECOMMENDATION 4.6**

The District Council of Mount Barker incorporates a land area of approx 595km<sup>2</sup> and has a diverse range of demographics within the district. It would not be equitable to have a residential property in a remote area, with unsealed roads and little or no services paying that of a residential property in Mount Barker. The rationale of using township boundaries is all well and good but 'what is a township boundary and how are they defined'. The use of Development Plan zones is a constant which provides Council to have a differential rate that is the same for all properties with a residential land use located in outlying areas. Council does not support the removal of the option to rate differentially according to Development Plan zones.

#### **RECOMMENDATION 5.5**

Council currently rates by occupation and uses tenancy apportionments where required therefore we have no need to support secondary land uses.

#### **RECOMMENDATION 6.5**

The current land use factors in Regulation 10 are adequate for Councils current rates structure.

#### **RECOMMENDATION 7**

Development of a package of guidelines in dealing with land use objections from ratepayers would assist staff in making determinations, however like valuation objections could the State Valuation Office make determination as they have a greater knowledge than rating staff. Rate Administrators are having to deal with more and more complex legislation, political pressure and are having a much greater involvement in determining rates policies in conjunction with senior management and elected members.

Administering rates within the legislation is one aspect however the content of the training should also include components in constructing policy.