



murchisonshire

Ancient land under brilliant skies

Ordinary Council Meeting

27 April 2023

Agenda Attachments



murchisonshire

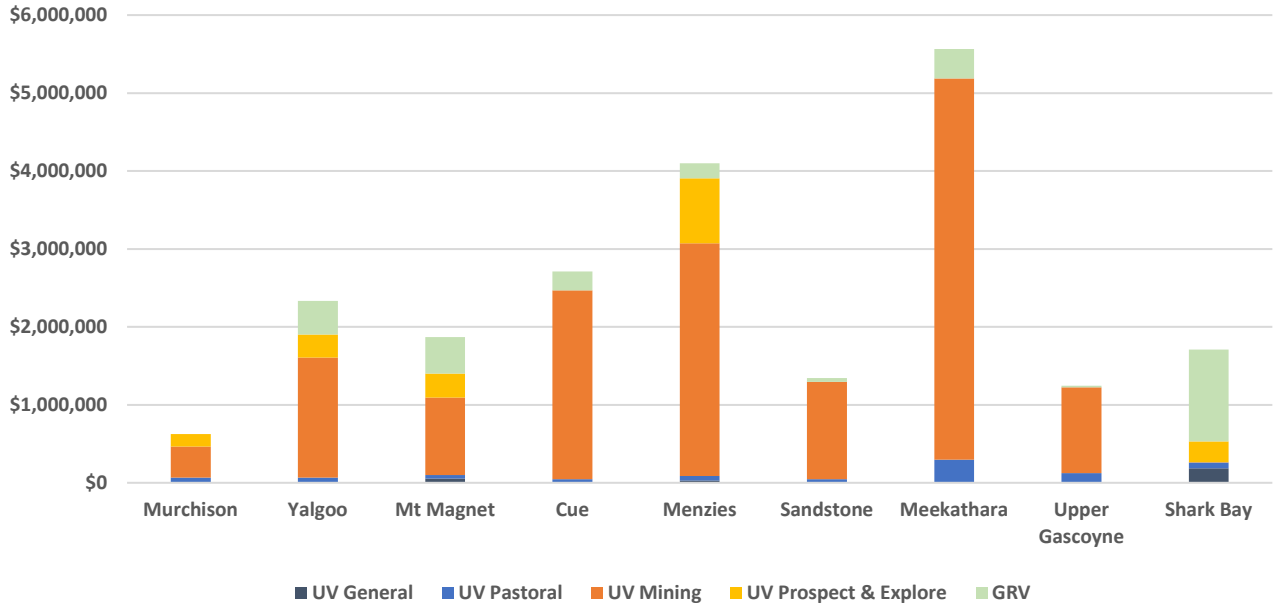
Ancient land under brilliant skies

Rates Benchmarking Comparison

April 2023

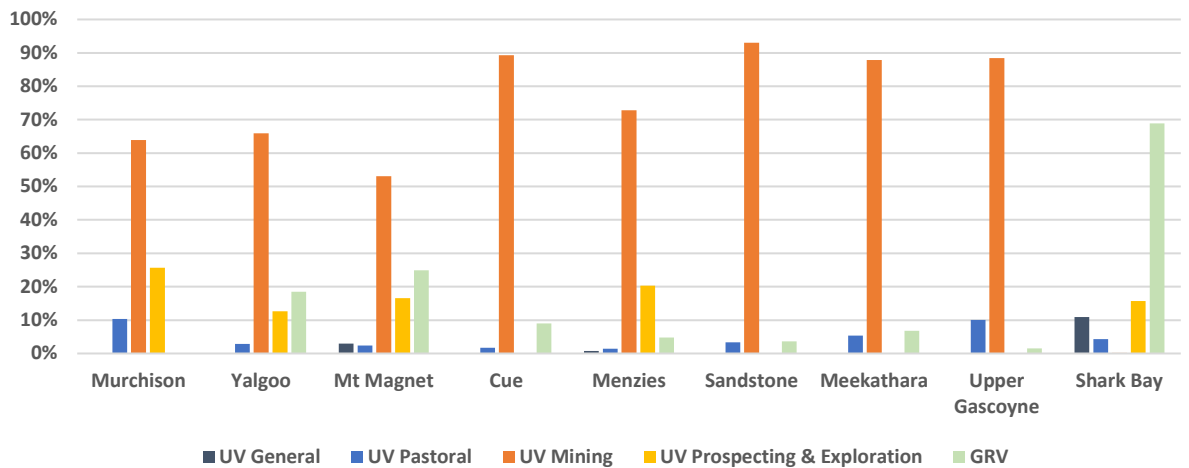
Murchison Shire - Rates Benchmarking Comparison - April 2023

Fig 1 Rate Revenue \$



	Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
UV General	\$0	\$0	\$55,310	\$0	\$29,598	\$0	\$0	\$0	\$187,082
UV Pastoral	\$64,756	\$66,916	\$45,287	\$46,814	\$59,392	\$44,920	\$296,091	\$125,721	\$73,842
UV Mining	\$398,744	\$1,538,662	\$991,909	\$2,420,904	\$2,984,345	\$1,251,032	\$4,890,425	\$1,100,754	\$3,468
UV Prospect & Explore	\$160,418	\$295,534	\$309,888	\$0	\$831,068	\$0	\$0	\$0	\$267,694
GRV	\$0	\$432,373	\$466,155	\$242,691	\$195,866	\$49,116	\$379,696	\$18,674	\$1,177,697
Total	\$623,918	\$2,333,485	\$1,868,548	\$2,710,409	\$4,100,270	\$1,345,068	\$5,566,213	\$1,245,149	\$1,709,783
<i>Previous Year</i>	<i>\$541,927</i>	<i>\$2,705,463</i>	<i>\$1,677,330</i>	<i>\$2,544,643</i>	<i>\$3,568,434</i>	<i>\$1,189,178</i>	<i>\$4,803,850</i>	<i>\$538,323</i>	<i>\$1,561,378</i>

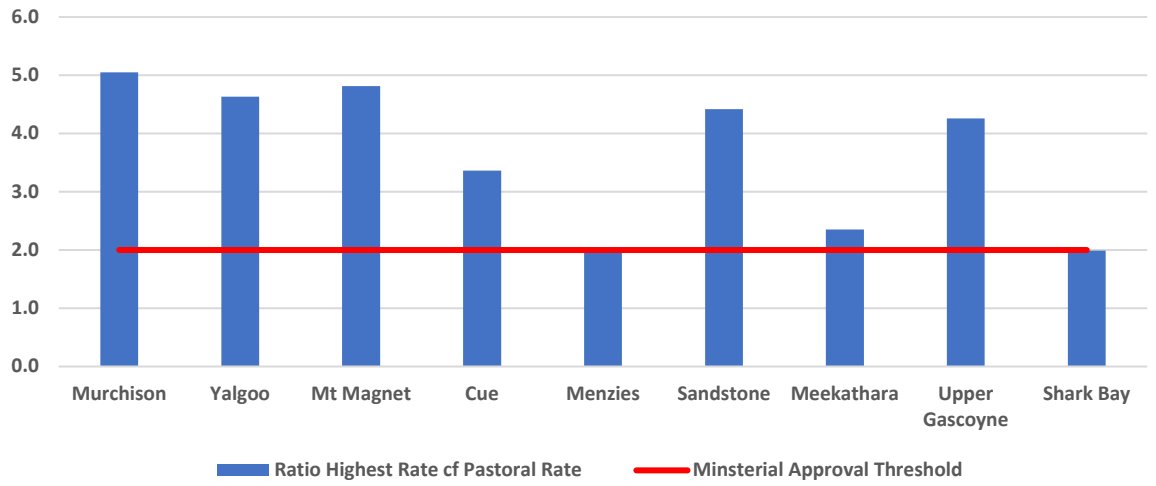
Fig 2 Rate Revenue by Sector %



	Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
UV General	0%	0%	3%	0%	1%	0%	0%	0%	11%
UV Pastoral	10%	3%	2%	2%	1%	3%	5%	10%	4%
UV Mining	64%	66%	53%	89%	73%	93%	88%	88%	0%
UV Prospecting & Exploration	26%	13%	17%	0%	20%	0%	0%	0%	16%
GRV	0%	19%	25%	9%	5%	4%	7%	1%	69%

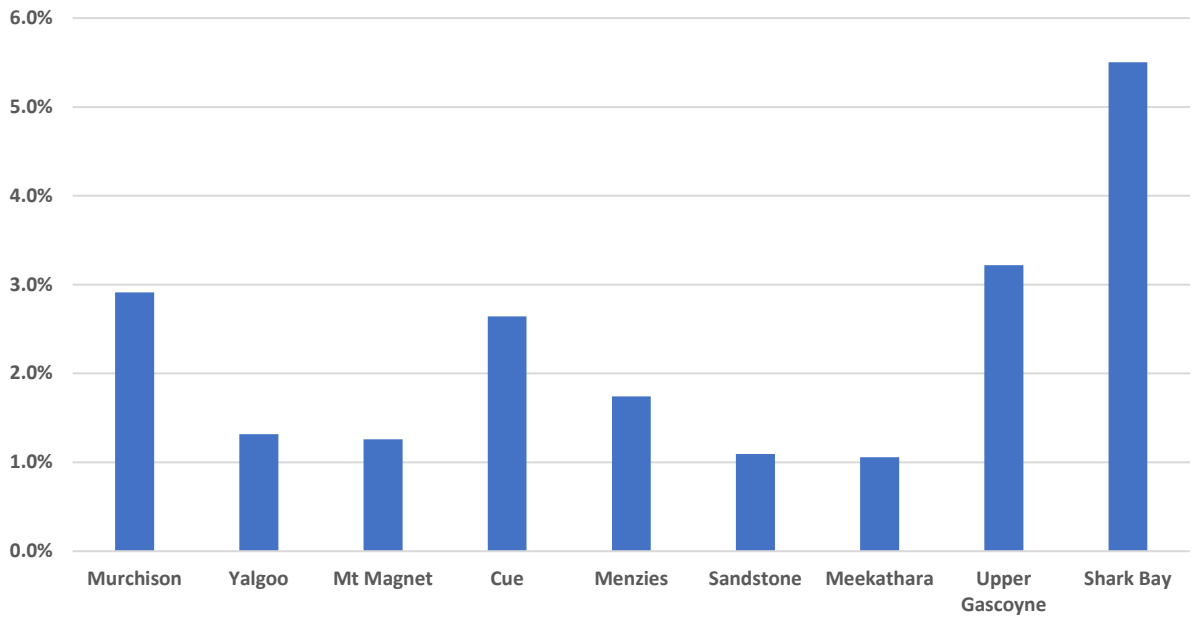
Murchison Shire - Rates Benchmarking Comparison - April 2023

Fig 5 Highest Rate in \$ vs Pastoral Rate



	Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
Ratio Highest Rate of Pastoral Rate	5.0	4.6	4.8	3.4	2.0	4.4	2.4	4.3	2.0
Ministerial Approval Threshold	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0

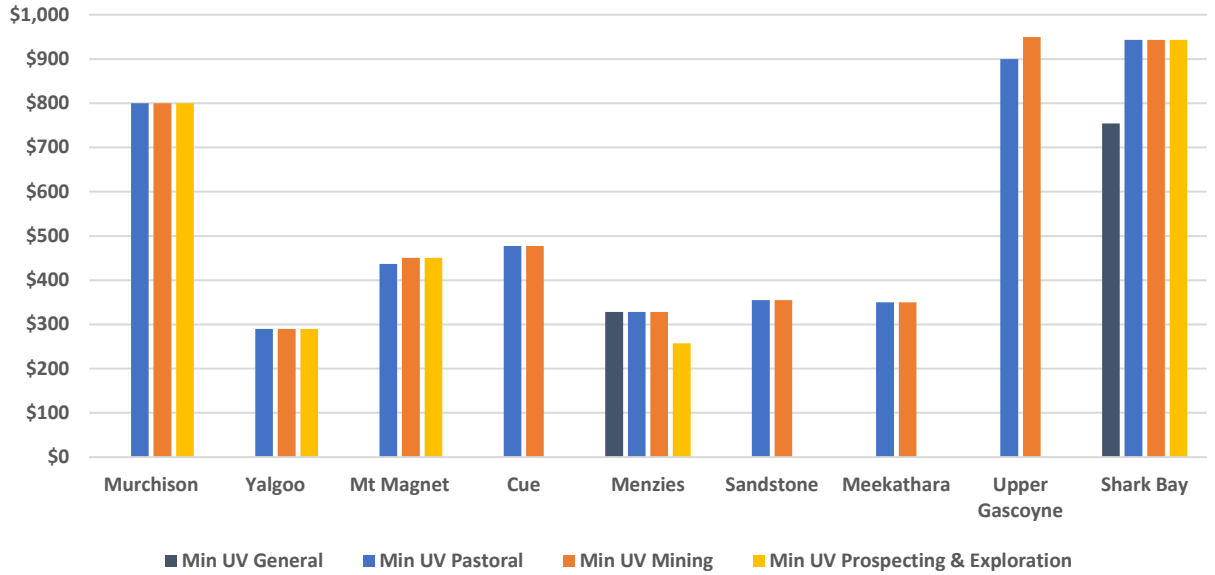
Fig 6 % of ratepayers based on Minimum Payment



Shire	% of ratepayers based on Minimum Payment
Murchison	2.9%
Yalgoo	1.3%
Mt Magnet	1.3%
Cue	2.6%
Menzies	1.7%
Sandstone	1.1%
Meekathara	1.1%
Upper Gascoyne	3.2%
Shark Bay	5.5%

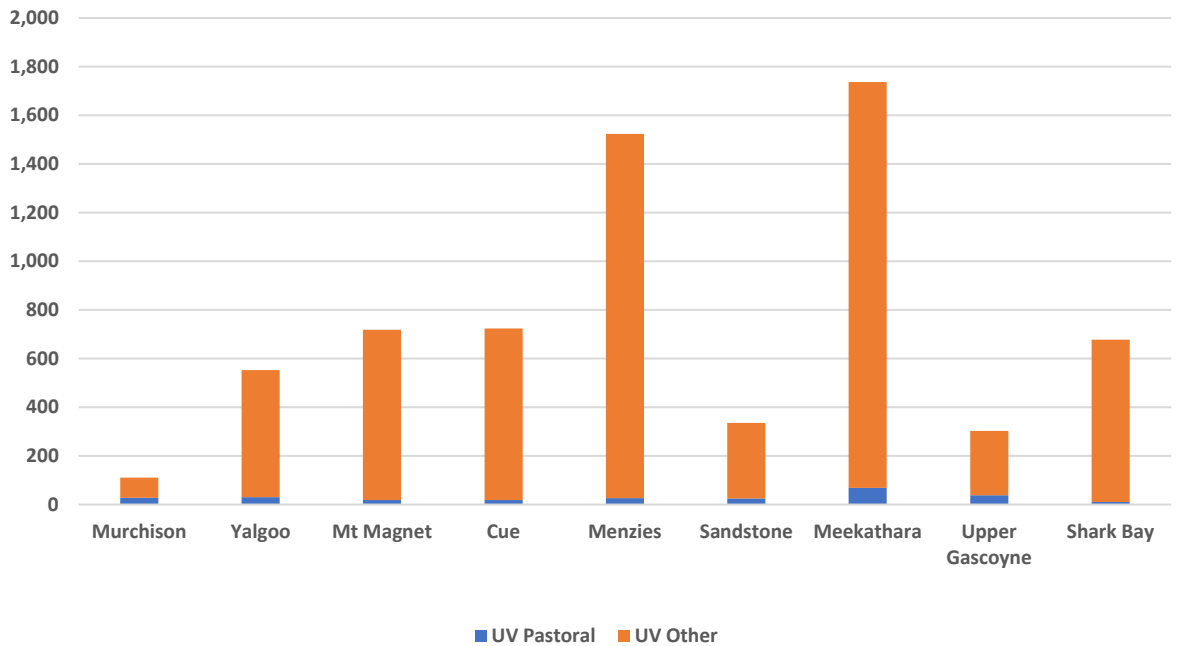
Murchison Shire - Rates Benchmarking Comparison - April 2023

Fig 7 min UV Rates Comparison \$



	Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
Min UV General	\$0	\$0	\$0	\$0	\$328	\$0	\$0	\$0	\$754
Min UV Pastoral	\$800	\$290	\$437	\$477	\$328	\$355	\$350	\$900	\$943
Min UV Mining	\$800	\$290	\$450	\$477	\$328	\$355	\$350	\$950	\$943
Min UV Prospecting & Exploration	\$800	\$290	\$450	\$0	\$257	\$0	\$0	\$0	\$943

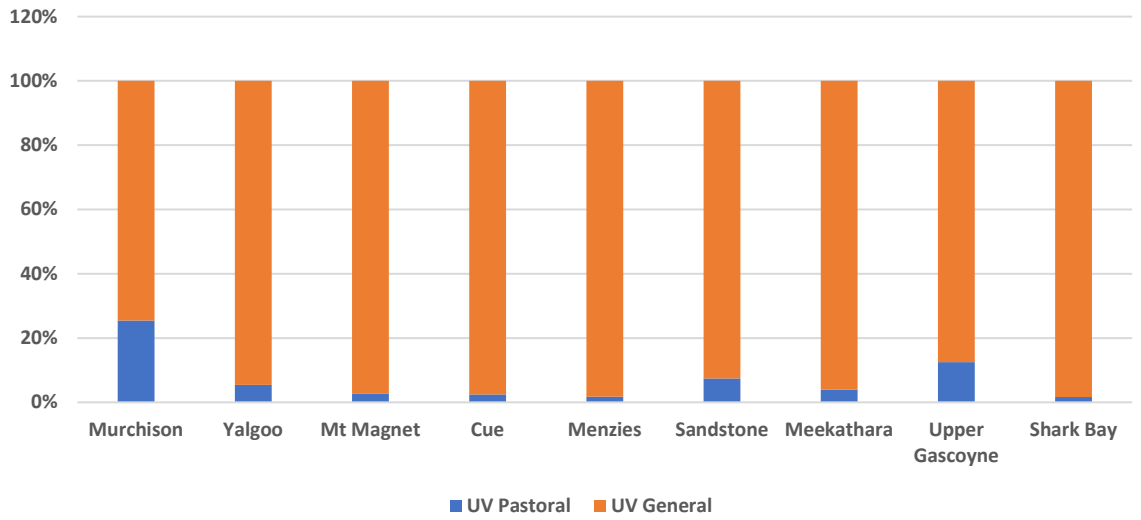
Fig 8 No Pastoral Properties vs Others



	Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
UV Pastoral	28	30	19	18	27	25	68	38	11
UV Other	82	523	700	706	1,497	310	1,669	265	666
Factor	2.9	17.4	36.8	39.2	55.4	12.4	24.5	7.0	60.5

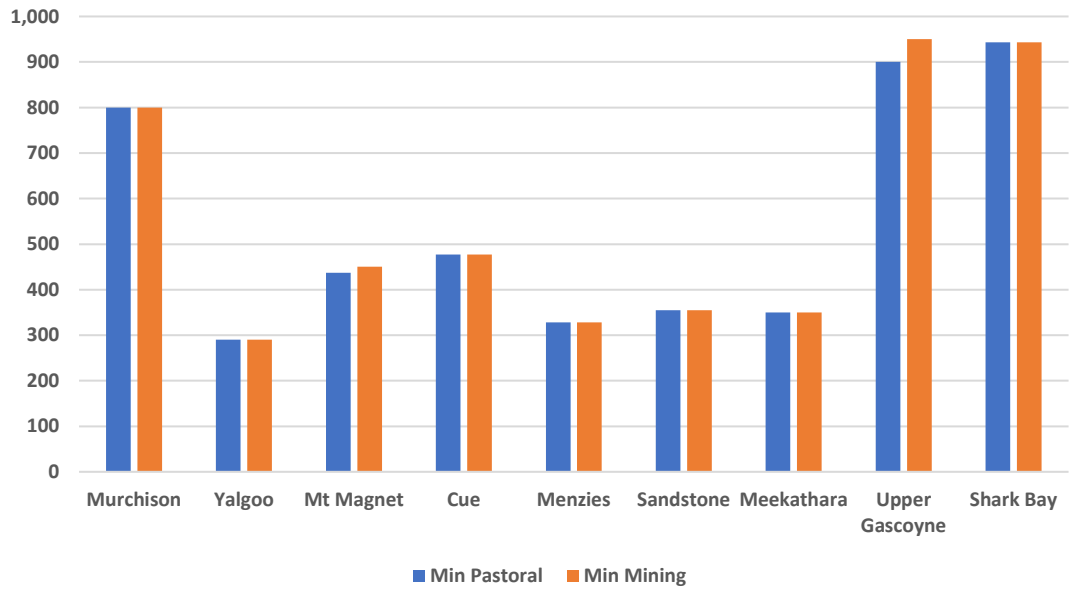
Murchison Shire - Rates Benchmarking Comparison - April 2023

Fig 9 UV Rates Comparison % of Rates Base



	Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
UV Pastoral	25%	5%	3%	2%	2%	7%	4%	13%	2%
UV General	75%	95%	97%	98%	98%	93%	96%	87%	98%

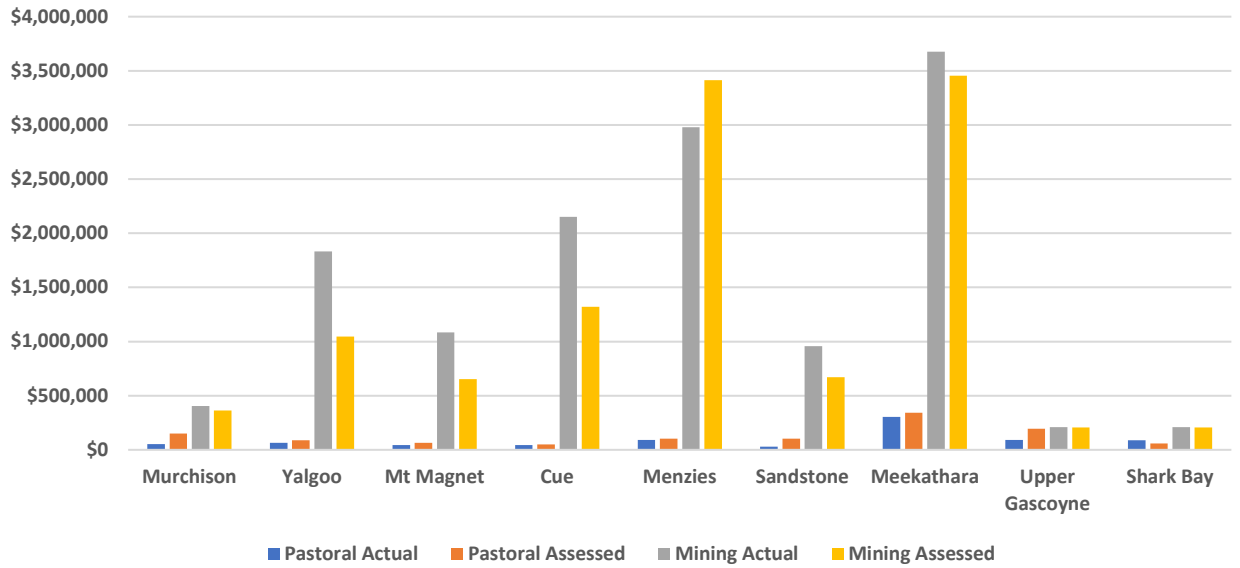
Fig 10 Min Rates



	Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
Min Pastoral	800	290	437	477	328	355	350	900	943
Min Mining	800	290	450	477	328	355	350	950	943

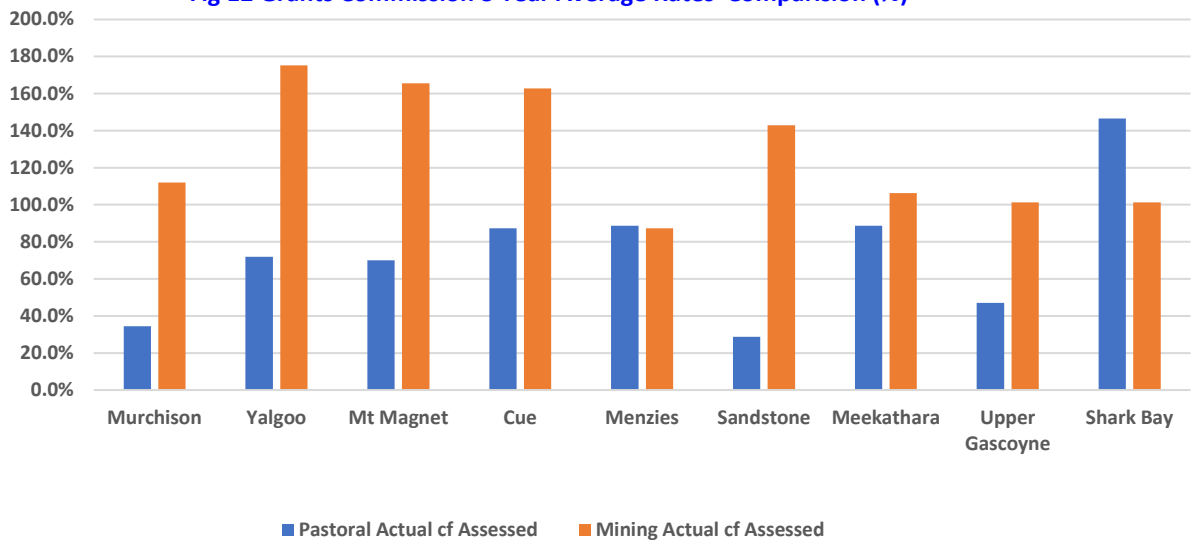
Murchison Shire - Rates Benchmarking Comparison - April 2023

Fig 11 Grants Commission 3 Year Average Rates Assessments (\$)



	Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
Pastoral Actual	\$51,817	\$64,244	\$44,830	\$44,747	\$90,727	\$29,438	\$304,927	\$92,042	\$87,751
Pastoral Assessed	\$150,732	\$89,250	\$64,059	\$51,255	\$102,387	\$102,675	\$343,580	\$195,653	\$59,844
Mining Actual	\$405,949	\$1,832,457	\$1,082,895	\$2,149,970	\$2,980,280	\$958,132	\$3,675,883	\$208,329	\$208,329
Mining Assessed	\$362,518	\$1,045,633	\$654,206	\$1,320,856	\$3,413,381	\$670,465	\$3,455,502	\$205,790	\$205,790

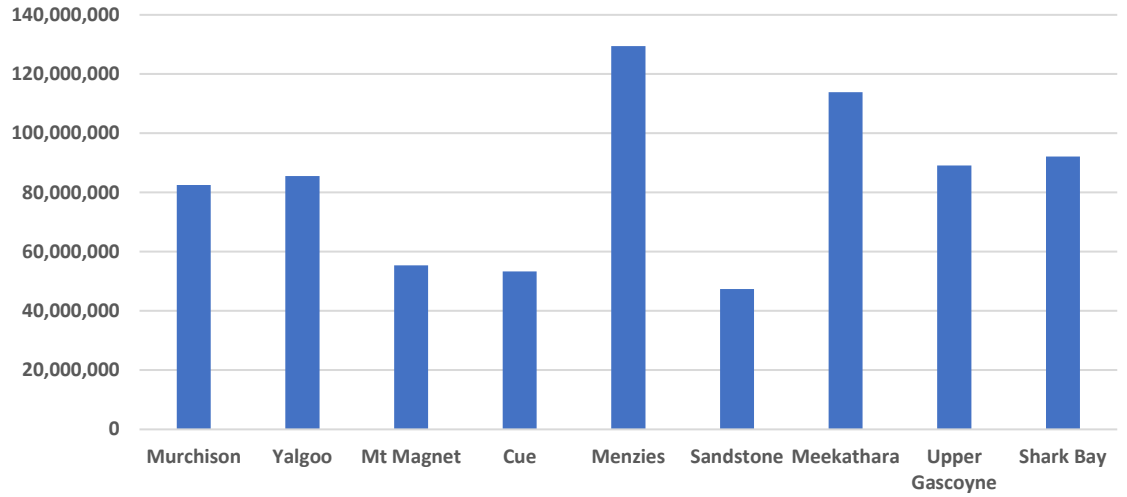
Fig 12 Grants Commission 3 Year Average Rates Comparison (%)



	Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
Pastoral Actual cf Assessed	34.4%	72.0%	70.0%	87.3%	88.6%	28.7%	88.7%	47.0%	146.6%
Mining Actual cf Assessed	112.0%	175.2%	165.5%	162.8%	87.3%	142.9%	106.4%	101.2%	101.2%

Murchison Shire - Rates Benchmarking Comparison - April 2023

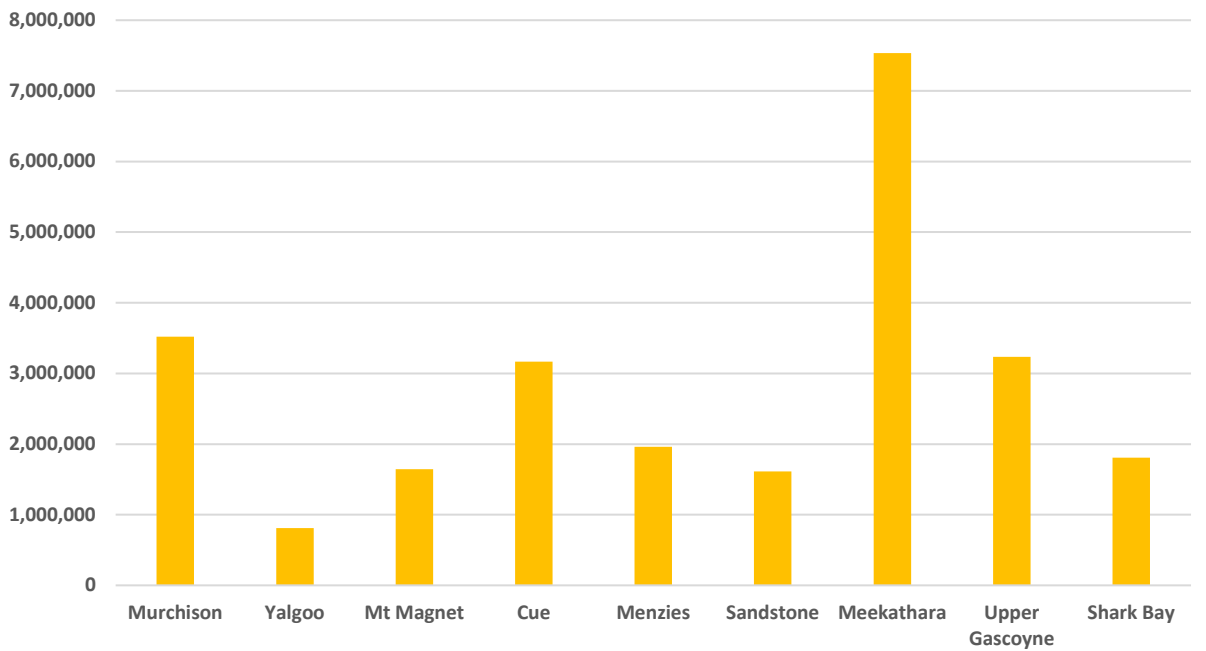
Fig 13 Non Current Assets (\$)



Non Current Assets

Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
82,533,018	85,585,286	55,388,018	53,388,729	129,447,590	47,441,761	113,831,448	89,093,203	92,154,116

Fig 14 Depreciation Non-Current Assets \$

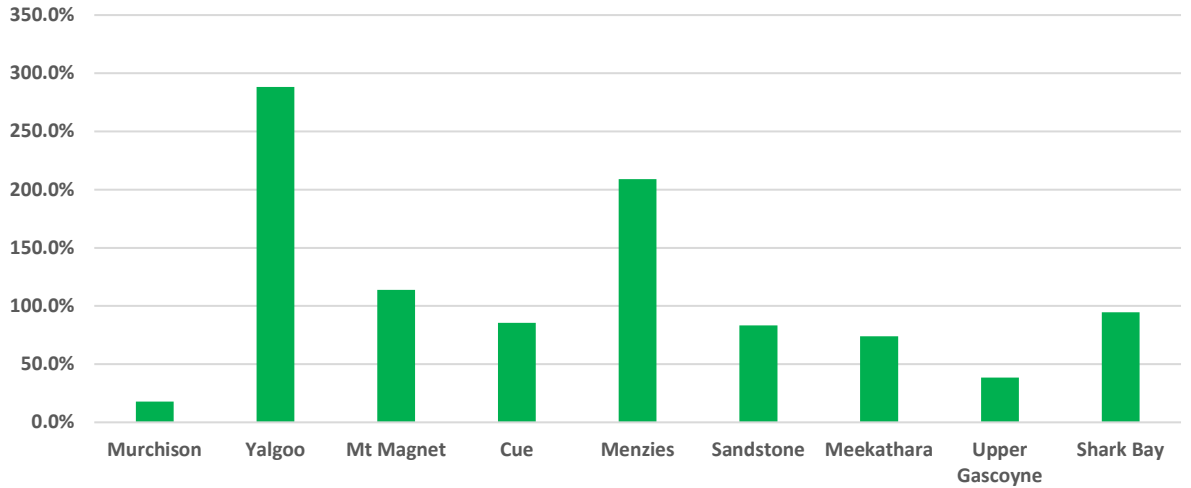


Depreciation

Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
3,520,116	809,421	1,642,481	3,168,660	1,961,063	1,614,835	7,532,730	3,233,745	1,805,485

Murchison Shire - Rates Benchmarking Comparison - April 2023

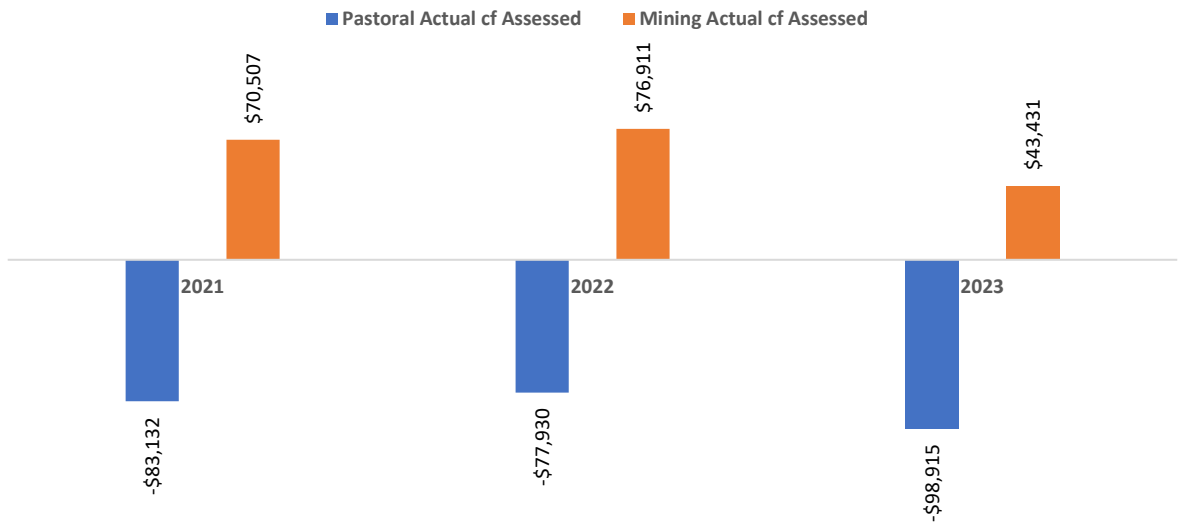
Fig 15 Rates as a % of Depreciation



Rates as a % of Depreciation

	Murchison	Yalgoo	Mt Magnet	Cue	Menzies	Sandstone	Meekathara	Upper Gascoyne	Shark Bay
Rates as a % of Depreciation	17.7%	288.3%	113.8%	85.5%	209.1%	83.3%	73.9%	38.5%	94.7%

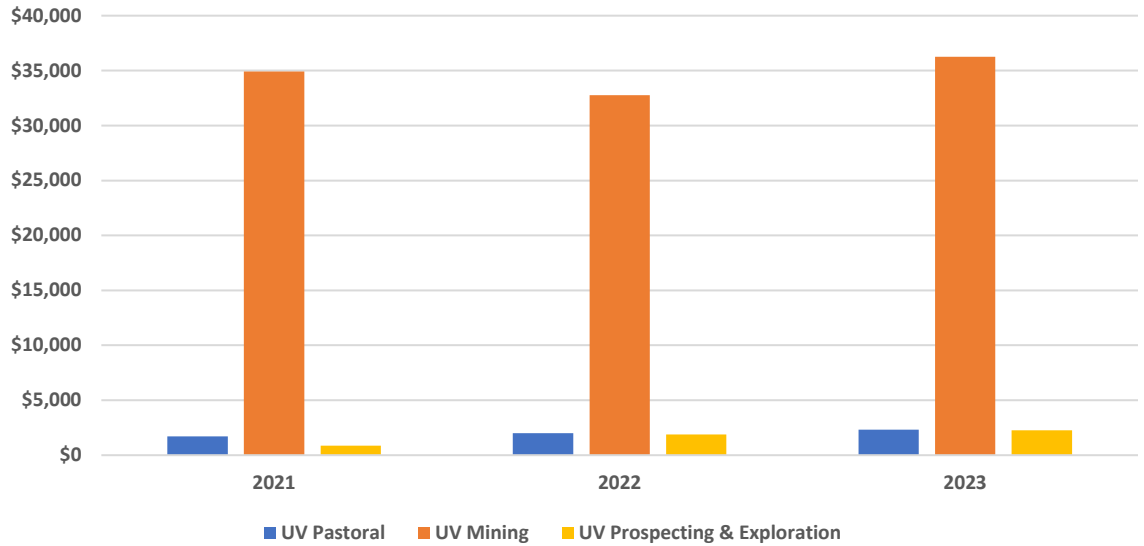
Fig 16 Murchison Grants Commission 3 Year Average Yearly Comparison (\$)



	2021	2022	2023		2021	2022	2023
Pastoral Actual	\$43,747	\$45,409	\$51,817	Pastoral Actual cf Assessed	-\$83,132	-\$77,930	-\$98,915
Pastoral Assessed	\$126,879	\$123,339	\$150,732	Mining Actual cf Assessed	\$70,507	\$76,911	\$43,431
Mining Actual	\$373,699	\$389,269	\$405,949				
Mining Assessed	\$303,192	\$312,358	\$362,518				

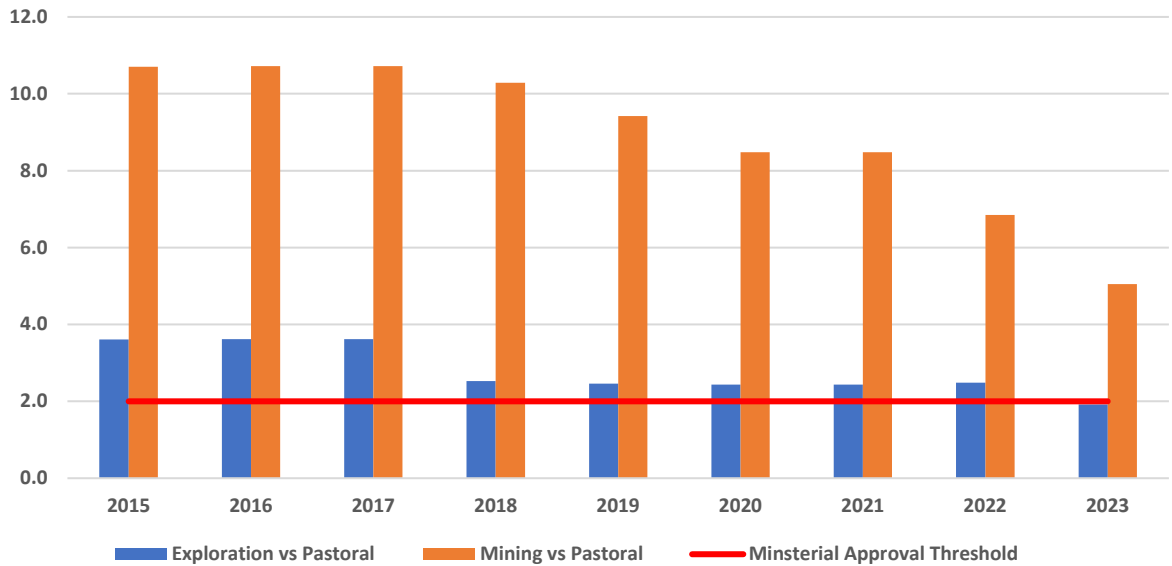
Murchison Shire - Rates Benchmarking Comparison - April 2023

Fig 17 Murchison Average Rates Yearly Comparison (\$)

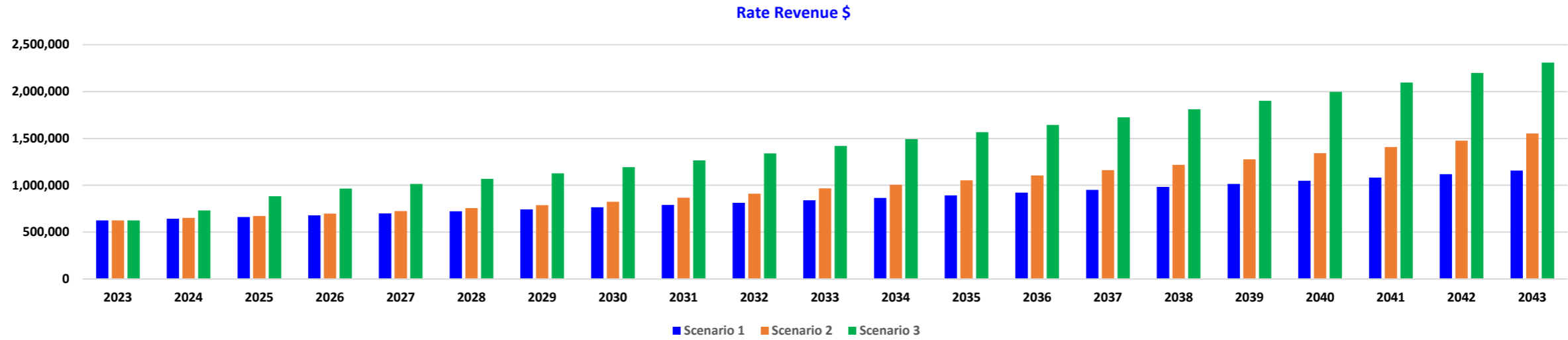


	2021	2022	2023
UV Pastoral	\$1,725	\$2,000	\$2,313
UV Mining	\$34,926	\$32,754	\$36,249
UV Prospecting & Exploration	\$877	\$1,893	\$2,259

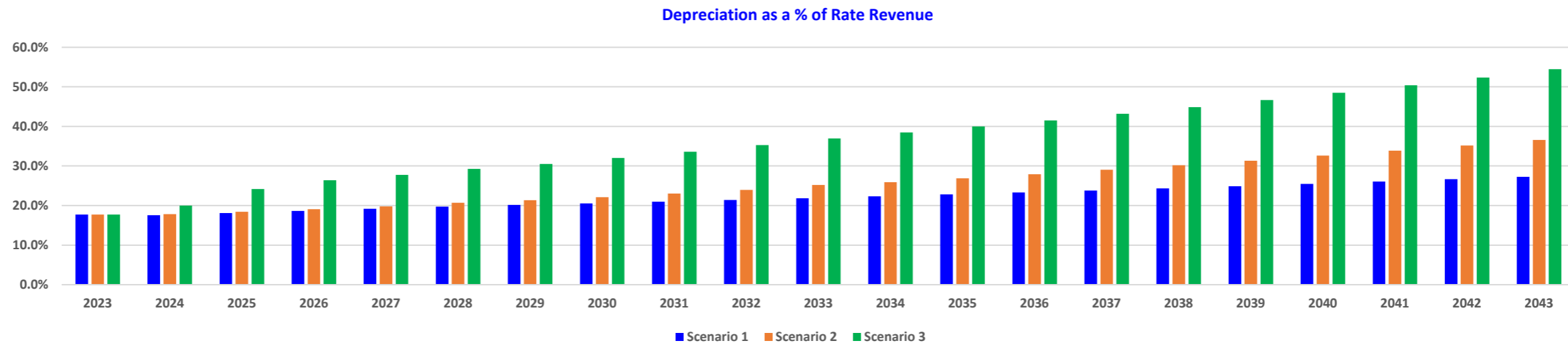
Fig 18 Murchison Differential Rates Ratio History



	2015	2016	2017	2018	2019	2020	2021	2022	2023
Exploration vs Pastoral	3.61	3.61	3.61	2.52	2.46	2.43	2.43	2.48	1.92
Mining vs Pastoral	10.70	10.72	10.72	10.29	9.42	8.48	8.48	6.85	5.05
Ministerial Approval Threshold	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Rates cents in \$									
UV Pastoral	2.28	2.48	2.48	2.54	2.67	2.70	2.70	2.86	3.12
UV Mining	25.30	26.56	26.56	27.22	28.58	28.95	28.95	29.40	29.40
UV Prospecting & Exploration	8.52	8.95	8.95	9.17	9.63	9.76	9.76	7.21	7.68

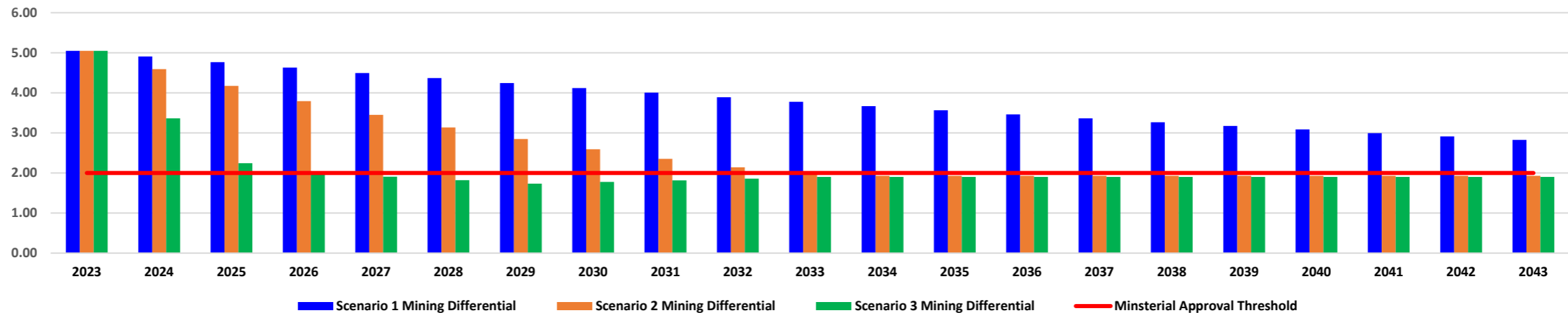


	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Scenario 1	624,719	642,632	661,219	680,514	700,611	721,520	743,269	765,841	789,283	813,691	839,073	865,512	893,033	921,670	951,438	982,386	1,014,621	1,048,210	1,083,177	1,119,635	1,157,590
Scenario 2	624,719	651,537	673,271	697,312	723,858	756,369	788,877	824,809	867,415	911,046	967,334	1,004,897	1,053,607	1,104,823	1,161,528	1,217,997	1,277,360	1,342,765	1,408,212	1,476,932	1,552,469
Scenario 3	624,719	731,083	883,970	963,569	1,013,954	1,069,504	1,126,762	1,193,196	1,265,588	1,340,594	1,420,386	1,492,313	1,565,930	1,643,228	1,726,388	1,811,609	1,901,092	1,997,244	2,095,899	2,199,486	2,310,668



	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Scenario 1	17.7%	17.6%	18.1%	18.6%	19.2%	19.7%	20.1%	20.5%	21.0%	21.4%	21.9%	22.3%	22.8%	23.3%	23.8%	24.3%	24.9%	25.5%	26.0%	26.7%	27.3%
Scenario 2	17.7%	17.8%	18.4%	19.1%	19.8%	20.7%	21.4%	22.1%	23.0%	24.0%	25.2%	25.9%	26.9%	27.9%	29.1%	30.2%	31.3%	32.6%	33.9%	35.2%	36.6%
Scenario 3	17.7%	20.0%	24.2%	26.4%	27.8%	29.3%	30.5%	32.0%	33.6%	35.3%	37.0%	38.5%	40.0%	41.5%	43.2%	44.9%	46.6%	48.5%	50.4%	52.4%	54.5%

Differential Rates



	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Scenario 1 Mining Differential	5.05	4.90	4.76	4.63	4.50	4.37	4.24	4.12	4.00	3.89	3.78	3.67	3.57	3.46	3.36	3.27	3.18	3.08	3.00	2.91	2.83
Scenario 2 Mining Differential	5.05	4.59	4.17	3.79	3.45	3.14	2.85	2.59	2.36	2.14	1.99	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93
Scenario 3 Mining Differential	5.05	3.37	2.24	2.00	1.91	1.82	1.73	1.78	1.82	1.86	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90
Ministerial Approval Threshold	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00

Rates Growth over 20 years \$

Scenario 1	532,871
Scenario 2	927,750
Scenario 3	1,685,949

Rates Growth over 20 years par annum basis %

	Scenario 1	Scenario 2	Scenario 3
UV Pastoral	4.8%	7.3%	10.0%
UV Mining	2.0%	2.5%	4.5%
UV Exploration	4.7%	7.2%	9.9%