

Application for FARM RATE CLASSIFICATION

ELIGIBILITY CRITERIA / CHECK LIST

- | | | |
|----------------------------|--|----------------------------------|
| ▶ LAND SIZE | Is the land area greater than 2 hectares? | <i>Please circle</i>
Yes / No |
| ▶ LAND USE | Are farming activities conducted on the land? | Yes / No |
| ▶ BUSINESS | Is the farming activity a business with an ABN? | Yes / No |
| ▶ MUNICIPAL BENEFIT | Does the land provide another benefit besides farming to the municipality? | Yes / No |

LAND SIZE & DETAILS

Address of Land: _____

Land Owner: _____

Occupier (if not owner) (* Provide documentation, eg. lease): _____

Land Area	Land Size (Hectares)	Detail what land is used for:
Dwelling, curtilage & other domestic outbuildings	
Other buildings on site?	
Land used for purposes other than farming (eg. Sale of goods / services, warehouse, factory, bush,	
Land used for farming activities	Farming activity details to be provided as outlined



Total Area of Land:	
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LAND USE – Farming Activities:

Provide details on how land is used for farming activities.

Livestock & Animal Production (eg. no. of head, volume or weight)			
Activity	Previous Financial Year	Last Financial Year	This Financial Year (estimate)
Grazing			
• Cattle			
• Sheep			
• Horses			
Dairying			
Pig Farming			
Poultry Farming			
Fish Farming			
Bee Keeping			
Other (provide details)			

LAND USE – Farming Activities (cont.):

Provide details on type of crops, vegetables, fruit or other produce or product grown on the land that sustains a business or industry.

Other Production (eg. volume and / or weight)			
Activity	Previous Financial Year	Last Financial Year	This Financial Year (estimate)
Tree Farming			
Viticulture			
Horticulture			
Fruit Growing			
Crops			
• Type:			
Other (provide details)			

BUSINESS DETAILS

1. Business Registration:

Business Name:

A.B.N.:

A.C.N.:

2. Business Income:

	Current Financial Year \$	Next Financial Year \$ (estimated)
Income received (gross) from a business or industry conducted on the land.	<input type="checkbox"/> 0 to 10,000 <input type="checkbox"/> 10,001 to 45,000 <input type="checkbox"/> 45,001 to 75,000 <input type="checkbox"/> 75,001 plus	<input type="checkbox"/> 0 to 10,000 <input type="checkbox"/> 10,001 to 45,000 <input type="checkbox"/> 45,001 to 75,000 <input type="checkbox"/> 75,001 plus

3. Farm Business Activity:

Explain how the land is farmed for a profit (eg. grow and sell crops, fatten and sell stock, etc.)

4. Other Relevant Factors:

Primary producer averaging provisions allowed: Yes / No

IMPORTANT INFORMATION

Councils' objective in having a Farm Differential Rate and Rebate is to encourage the retention of large lot primary production holdings where a farm business is being conducted. Council has used a combination of differential tariff and rebate in order to maintain the status of farms as the lowest rated tariff group.

To be eligible for the farm rate and rebate the property must comply, as evidenced by the information returned in your completed application, with the Farm Land definition set out below.

Council has adopted the following definition for the purposes of Municipal Rating:

Farm Land – means any land which:

- i. is not less than 2 hectares in area; and
- ii. is used predominantly for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; or
- iii. satisfies the criteria for municipal purpose benefit for large holdings to the extent that it is, for example, land that is predominantly used and maintained for heritage, cultural or environmental purposes, or land that is held as natural bushland under a trust for nature covenant, or land that is held under some other type of similar formal undertaking.

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the *Valuation of Land Act* 1960 for the same purpose, being a business that:

- a) has a significant and substantial commercial purpose or character; and
- b) seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- c) is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

In regard to the farm rating differential the context of a primary production business is regarded as:

- The farming activity / activities carried on the property must be carried on as a commercial venture organised for profit. This would be evident by the presence of an Australian Business Number, Business Name, levels of activity and income substantiated by appropriate book keeping practices.
- The farming carried out must be on a sufficient scale as to have some element of independent viability, therefore not supported by alternate income sources. The purpose of the farming activity must be ongoing and the result being of significant commercial volume.
- The farming activity / activities carried on must have a requisite degree of commercial purpose or character, that is, if the activities will only ever produce small returns then they would be considered to be of a slight or minor character (Hobby Farm). Seasonal fluctuations should not affect this outcome.

In determining whether the Farm Differential Rate and Rebate apply to your property, the predominant use or activity on the property must be identified. The planning zone or zones applicable to the property are not necessarily pertinent to the actual activity conducted on the property.

All the evidence relating to the land use will be considered as part of this review and you are encouraged to complete the application attaching any supporting documentation. Details of future plans to further develop your business may also be helpful as a demonstration of your commitment to the ongoing viability of your farming business and use of the land for primary production purposes (eg. Farm Management Plan).

There are a number of "rural" uses that, over time have been identified by the Victorian Civil and Administrative Tribunal as not "being eligible" for farm land rating. Hobby farms and rural retreats are not considered to be true farming business. This also includes the grazing and agistment of recreational or race horses as the horses in this context are not being used as farm animals.

MUNICIPAL BENEFIT

Provide details on any other land you occupy that is used for rural purposes in conjunction with the land described in this application.

Please outline the terms of any covenant or legal agreement affecting the use of this other land occupied by you and used for rural purposes (supply copy).

OTHER INFORMATION

Please provide any other information that may support your application (eg. Planning Permit applications lodged with Council; Farm Management Plan, etc.) ✦ Attach additional documents you think may assist Council in determining your application.

APPLICANT DETAILS

Applicants Name:

Contact Address:

Postcod

Contact :

Signed:

Dated:

Return to Property and Valuations, City of Greater Geelong, PO Box 104, GEELONG VIC 3220.