

CITY OF KARRATHA  
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28 MAY 2018

Action By: *Shendal Dryden*  
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CC: *Sue O'Toole, Adrian  
D'Aunhai, Ray McDermott*

17 May 2018

City of Karratha  
Welcome Road  
Karratha  
WA 6714

DIFFERENTIAL RATES  
Rates Assessment A89619

I refer to your letter reference OCR167226 regarding Advertised Differential Rates Model 2018/2019.

The contents of your letter are not clear to me and perhaps the community in general, in particular the evaluation jargon but I can nonetheless contest the principle behind the assessment for my property ([unit 108 - 23 Sharpe Avenue](#)).

I reject the evaluation and request to dispute. I base this rejection on 3 basic principles.

1. It is well documented and accepted property prices in the Palego Development have decreased more than the average property price in Karratha. Therefore the statement in your letter "*The proposed increase in rates payable is due to your property's valuation decreasing by less than the average property on the same category*" is incorrect and unfounded.

2. My property is a 1 bedroom property in a strata complex. Strata rates for this apartment are high and so are council rates. Whilst strata has nothing to do with the local council, some costs forming part of strata help facilitate efficiencies for the local council and therefore it can be argued a portion of strata costs are indirect to the local authority. When these 2 rates are combined the annual cost for service is extortionate and therefore I request the rates are reviewed; on the basis of the local authority providing a service for a strata complex and not a rate proportionate to a property value that is applied carte blanche.

3. My rates are disproportionate for a 1 bedroom apartment compared to a 3 bedroom house in Karratha. The costs for the local authority to manage my property are considerably less than a 3 bedroom house on freehold land. I therefore claim the rates between a 3 bedroom house and 1 bedroom apartment in Karratha must be proportional. Proposed Rates of \$ 2,358.24 are excessive and disproportionate.

Please confirm how my property can receive a revised and fairer evaluation and if not, the dispute procedure to contest City of Karratha's rate assessment.

Yours Sincerely

**Barry Sutton**

Sender

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23 Danube Avenue  
Beechboro WA  
Postcode 6003

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