

Awesome Plumbing & Gas Pty Ltd

A.B.N. 32 109 192 396

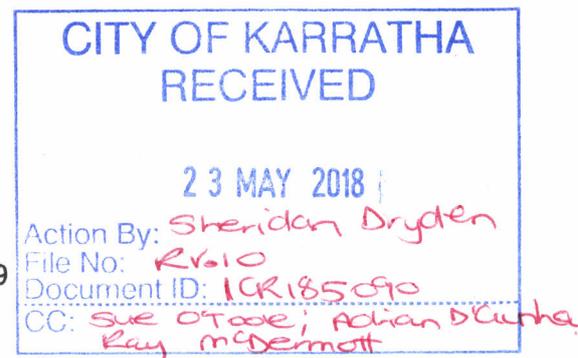
PO Box 851
KARRATHA WA 6714
Telephone: 0418 937 982
Fax: (08) 91444 000

City of Karratha
P O Box 219
Karratha WA 6714

23 May 2018

Email: info@karratha.wa.gov.au

RE: ADVERTISED DIFFERENTIAL RATES MODEL 2018/2019
Unit 10, 1009 Coolawanyah Road, Karratha
Assessment Number A71455



I wish to lodge an objection to the assessment as set out in your letter dated 9 May 2018

The points I would like to make are as follows:

1. During the last 'boom' times the GRV for this unit was around \$12,000.00 with the rates being increased as the GRV increased. Now the GRV has decreased by 36.5% from \$35,455.00 2017/18 to \$22,510.00 2018/19 but the rates have increased where I would have expected a reduced annual rate from the previous year
2. Over the past 4-5 years, the GRV has been way higher than actual rental values with no adjustment on the annual rates accordingly so owners have been overcharged over the past few years
3. Expansion of the LIA and the Town itself with new subdivisions has increased revenue for the Council thereby increasing revenue from rates with no consideration for points 1. And 2.
4. The rate in the dollar is to be increased from \$0.057816 to \$0.99413, almost 100% increase. Surely this is excessive
5. This is at a time when the local economy is at an all time low with many vacancies in the area. Those properties that are leased are at the lowest rents for several years. Unit 6 is to be vacated in June 2018 with no prospective tenants in sight

6. Added to all this, the PUPP levies have further exacerbated the financial burden on owners while the annual rates remained high but owners struggled to bear the increasing costs of ownership, lower rental returns, vacancies & in many cases forced Bankruptcy.
7. I can't see any evidence of the City of Karratha promoting small business or making any attempt to assist them in surviving the current economic downturn
8. Surely the City of Karratha needs to take the same action as property owners by reducing costs in the short term until the economy revives, thereby lowering the rates and giving owners a fighting chance to survive instead of looking to small business to pick up the costs for the running of the CBD and City Precincts
9. I have downloaded your 'Objects and Reasons for Proposed Differential Rates for the Year Ending 30 June 2019' and can find no realistic reason for the proposed increases

In closing , I wish to lodge my objection to this rate increase against owners & occupiers in the LIA and request a review of the Rates Model with a view to a fairer rate being adopted



Roderick Crofts
Awesome Plumbing & Gas Pty Ltd
Mbl: 0418 937 982
Email: awesomeplumbing@bigpond.com