

DIFFERENTIAL RATES

23 MAY 2018

To Ray McDermott. 23/05/2018

Action By: Shendun Dryden
File No: 23-10
Document ID: 1CR185116
Sue O'Keefe; Adrian Paul
Ray McDermott

Dear Ray.

With regard to both rate notices I received one for 42 Falcon Parade which at the time of building was valued at around 1.4 million dollars with a rental value of around \$3,000.00 Per week which would now be under 1k per week so the drop is higher than 66%

This property is now valued by the bank as being worth between \$348k and \$450k this as you can see is a huge drop. The remaining mortgage on this property is more than the current valuation which again represent a drop of around 66% so your claims not only don't accurately reflect the loss in value and potential income I have incurred. I totally disagree with the City Of Karratha wanting to raise the proposed rate in the dollar from 0.065863 to 0.116284 or almost 100 percent increase in the proposed rate in the dollar payable.

I have a very similar problem with the set of numbers having been sent to me by the city on my business premises at unit 5/ 998 Coolawanyah road. Which again I wish to complain about and feel is an unacceptable increase. I am aware that the City will have lost revenue with the drop in both property valuation and rental rates. In the same way as I have lost value and equity and rental opportunity. I have also suffered a loss in turnover of well over 50% in my businesses and have returned no profit for the last three years so much so that I have had no income tax to pay on my business. So I can sympathise with the city. I would like to see a commensurate decrease in my rates with all of the above can you please take this into consideration and advise.

The process I and many other businesses went through to survive with less income was to cut costs let staff go and take a loss. I suggest that the City does something similar. At the moment these increases may becoming a tipping point for business such as ours. We need some rates relief not increases our properties are worth less and our rental values are less the values have explained this to you clearly so please pass on the savings that would be passed on due to loss of equity and rental values that we would achieve if you were not raising the dollar rate. It seems like you are trying to bankrupt people with this strategy.

My premises in the LIA is one of six units only two of which are currently rented and some have been empty for years. The City a few years ago put in underground power and never properly repaired the road they had dug up and we had to meet the expense. I can see no justification given that you are aware how many small businesses have gone to the wall and how many premises both residential and commercial are lying empty or are the subject of mortgagee sales. Can you please send me a response to this letter in order that I can decide what action I need to take going forward?



Kind REGARDS W.M.MESSER

NB CAN I PLEASE BE SENT A COPY OF
THE LETTER SENT TO PO BOX 255 RE MY LIA
PROPERTY ON THIS SUBJECT.