

From: Hamish McKnight <hmcknight@urbis.com.au>
Sent: Monday, 22 May 2023 6:42 PM
To: Public Enquiries <enquiries@karratha.wa.gov.au>
Subject: Submission: Notice of Intention to Impose Differential Rates

Attn: Finance Team

Please find attached a submission with respect to Councils Notice of Intention to Impose Differential Rates for the 2023/24 financial year.

This submission is lodged on behalf of Karratha Pty Ltd & Challenger Life Nominees Pty Ltd owners and managers of Karratha City Shopping Centre, 16 Sharpe Avenue, Karratha (Assessment no. A55699).

Should you have any query with respect to this submission please do not hesitate to contact the undersigned directly.

Kind Regards Hamish

HAMISH MCKNIGHT he/him/his

NATIONAL DIRECTOR | RATING & TAXATION

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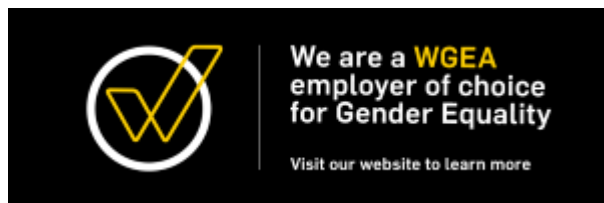
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22 May 2023

Virginia Miltrup
Chief Executive Office
City of Karratha
[Address]

Dear Ms Miltrup,

NOTICE OF INTENTION TO IMPOSE DIFFERENTIAL RATES (2023/24)

I am writing on behalf of Karratha Pty Ltd & Challenger Life Nominees Pty Ltd owners and managers of Karratha City Shopping Centre, 16 Sharpe Avenue, Karratha (Assessment no. A55699) and specifically in response to Council's 'Notice of Intention to Impose Differential Rates' for the 2023/24 financial year.

I would like to thank you for the opportunity to provide feedback to assist Council in its deliberations on its 2023/24 financial plan, the distribution of rates charges within the municipality and the impact to rate payers.

I acknowledge Council's deliberations and 'setting' of charges centre on the key (taxation) principles of:

- *Objectivity*
- *Fairness and equity*
- *Consistency, and*
- *Transparency and administrative efficiency.*

We offer our broad support to the basis upon which Council is proposing to distribute the increase in rates charges over the 2023/24 period.

Specifically, the application of a uniform increase in charges, without targeting any specific group or rating category and acknowledge this outcome clearly meets the principles of Fairness, Equity and Consistency.

With respect to the quantum of the proposed increase in charges, we acknowledge that Council, like most sectors of the Australian economy, has been affected by the impact of a high inflationary environment.

However, as managers of the property it is incumbent upon us to bring to your attention the impact that rates charges have upon the businesses within the centre, many of which are locally owned and operated.

On this basis an increase of the magnitude proposed will materially impact the 64 businesses operating within Karratha City Centre, noting that Council rates are predominantly paid by the centre's tenants under WA retail tenancies legislation.

22 May 2023 Karratha City Council Submission



Council rates already comprise some 22 per cent of total tenancy costs (outgoings). They form the single largest cost for our tenants and in context to other operational costs paid by tenants are 4 times energy costs and 3 times water & sewerage charges.

Therefore, any further increase in rates charges and certainly one of this magnitude, will have a material impact on the annual cost burden currently facing tenants within the centre.

The centre's owners have and continue to work with the centres tenants to provide considerable rental support to help sustain their businesses both in the current environment and into the future and these proposed increases will directly impact this support in the current retail economic environment which is challenged by inflationary and labour force issues.

While we acknowledge the Efficiency Measures and Service Improvements implemented by Council as a means of mitigating the cost of rates increases upon ratepayers, we would ask that Council take a measured response to passing on costs via rates charges and where possible seek to reduce the rates increase below the 5.0% increase currently proposed for the 2023/24 financial year.

We also seek Council's assurances that future increases in rates charges would be at reduced levels i.e. sub-5.0%, as our tenants have limited capacity to absorb compounding annual increases of this magnitude.

I again thank you for the opportunity to provide this submission. Should you have any queries with respect to this submission or any of the detail contained herein please do not hesitate to contact me to discuss further.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Hamish McKnight". The signature is fluid and cursive, with a long horizontal stroke at the end.

Hamish McKnight
National Director | Rating & Taxation
+61407 517 669
hmcknight@urbis.com.au

From: Natalie Mauger <natalie.mauger@mmts.net.au>
Sent: Monday, 22 May 2023 3:45 PM
To: Public Enquiries <enquiries@karratha.wa.gov.au>
Subject: [MMTS] Differential Rating Submission - 2023/24

Good afternoon

Please find attached a submission relating to proposed Differential Rating in 2023/24.

Kind Regards



Natalie Mauger | Senior Assistant Tenement Consultant

☎ [\(08\) 6467 7997](tel:(08)64677997) | [0407 682 403](tel:0407682403)

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Please note my working hours are 8am - 5pm, Monday to Thursday

 [Hear my name](#)

Please note that failure to respond to any request by McMahon Mining Title Services Pty Ltd (MMTS) can result in the loss of your tenure or a fine for which MMTS will not be liable. This email and its attachments should not be considered to and do not contain legal advice. Before you take any action in matters of a legal nature you should consider obtaining independent legal advice.



22 May 2023

Virginia Miltrup
Chief Executive Officer
City of Karratha
PO Box 219
KARRATHA WA 6714

By email: enquiries@karratha.wa.gov.au

SUBMISSION - DIFFERENTIAL RATING 2023/2024

Thank you for the opportunity to make a submission regarding the proposed rates for 2023/24.

We note that valuations provided by the Valuer General are used in calculating mining tenement rates, and these valuations are based on the rent imposed by the Department of Mines, Industry Regulation and Safety. Any increases in the rent therefore result in an increase in valuations and in turn an automatic increase in rates.

Effective from 1 July 2022, the Department increased the rent rate for exploration licences by 4.79%, prospecting licences by 6.06% and mining leases by 9.09%. With the Shire proposing an increase in the rates in the dollar for 2023/24 from 0.138119 to 0.145025, a significant increase in the actual rates levied will occur as illustrated in the table below.

		2022/23 RID	0.138119	2023/24 Proposed RID	0.145025
	2022 Rates	2023 Rates - no change in RID	Percentage increase in rates - no change in RID	2023 Rates - proposed increase to RID	Percentage increase in rates - proposed increase to RID
P (200Ha)	\$455.79	\$483.42	6%	\$507.59	11.4%
E (10sbk)	\$504.13	\$528.31	5%	\$554.72	10.0%
M (100Ha)	\$1,519.31	\$1,657.43	9%	\$1,740.30	14.5%

The exploration and mining industry is one of the most significant contributors to the State's economy. It has played an integral role in the development and enduring strength of this State, creating jobs and opportunities across the State but particularly in remote and regional parts of Australia. The industry is undoubtedly critical to the continued economic recovery of the State and country which has been severely impacted by the COVID-19 crisis. While the resources sector is slowly recovering, it continues to be constrained by the ongoing labour, supply and capital shortages stemming from the pandemic and recent world events.

To support the continued contributions made by the resources sector to the State economy it is critical that all government fees are set so as to reduce the cost of doing business in the State in the face of ever increasing international competition wherever possible, and increase and incentivise investment in local exploration to discover vital new resources which benefit the whole of the State.

I would be happy to discuss this matter further on (08) 6467 7997.

Yours faithfully,



Shannon McMahon
Director
McMahon Mining Title Services

From: Karratha Tyre Shop <sales@karrathatyre.shop>
Sent: Friday, 12 May 2023 1:34 PM
To: Public Enquiries <enquiries@karratha.wa.gov.au>
Subject: Rate Increase

Hello,

I am **NOT** in favour of raising City of Karratha's rates another 5%.

The City has a large surplus in funds and has not spent last year's budget. If you keep increasing your slush fund/ surplus 'just because you can', then there may also be a desire to spend the funds in non-essential expenditure, 'just because you can'.

Being good stewards of others' hard earned money' is important. Putting yourself into someone else's shoes is also important.

People are doing it tough with the costs of living increasing and interest rates increasing. Raising the rates by 5% will just increase people's hardship, and to what end? To have more money sitting in the bank for the future? I think there should be compassion to people who live in this area and not cause undue financial hardship when they don't need to.

Thanks for hearing my opinion and I trust it will be heard by council members making decisions that greatly affect others.

Naomi Sambell

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-----Original Message-----

From: Neville Riches <jackandchrisnfi@bigpond.com>

Sent: Tuesday, 16 May 2023 3:15 PM

To: Public Affairs <publicaffairs@karratha.wa.gov.au>

Subject: Rate Rise

To whom it may concern,

I wish to express my deep disappointment at the City of Karratha's proposed rate increase. People are dealing with unaffordable rent increases. Bank interests increases....Breaking families. Crazy Power, food, fuel. Telstra plan increases coming up. Proposed increase to vehicle registration and electricity again.....

Oh and our insurance company is one of the ones who have advised of cessation of our insurance due to where we live. So we have had to find alternative and more expensive home and contents insurance..... But I'm sure you are all aware of these issues happening to your rate payers.

We are all having to tighten our belts. We no longer eat out. No longer fill up the fuel tanks, sold our 2bd car, Pay a weekly amount into Horizon power to keep in check....

Our solution is to sell up and move away from Karratha. Which is what we will be doing after 20 years.

With all respect

Neville and Christine Riches

Sent from my iPhone

-----Original Message-----

From: donna lea Austen <76belladonna@gmail.com>

Sent: Wednesday, 17 May 2023 3:54 PM

To: Public Enquiries <enquiries@karratha.wa.gov.au>

Subject: Rates

Hi,

I am not happy to be receiving a 5% rate increase. What is the 5% for? We are in Bulgarra and in most streets no footpaths, many damaged and dangerous due to no maintenance, very little lighting and no new infrastructure. The only new things being the units that you renovated for cheap accommodation that are mostly empty and you would be making revenue of anyway. Insurance is killing us and our insurance company dumped us because we are high risk. When do you actually give us a break or find money elsewhere? Living in the Pilbara is so expensive and with everything going up people won't be able to stay.

Hanks

Donna

Sent from my iPhone

From: Leigh McNab <leigh.mcnab@outlook.com>
Sent: Saturday, 6 May 2023 9:08 AM
To: Public Enquiries <enquiries@karratha.wa.gov.au>
Subject: Rate

Hi,

I am disgusting that you would even think about rate increases. Not every one in the Pilbara is on the big money. It is forcing some people to think about sell up and leaving. I am struggling to pay insurance little own more on rates.

Regards,

Leigh.

From: Travis Lee <travis.lee151@gmail.com>
Sent: Friday, 5 May 2023 8:46 PM
To: Public Enquiries <enquiries@karratha.wa.gov.au>
Subject: Rate rises

Hello,

Can I see the proposed rate rise of 5% and why this is needed besides just greed.

Thank you

From: Jemma McHardy <jemma_mchardy3@hotmail.com>

Sent: Tuesday, 16 May 2023 11:35 AM

To: Public Enquiries <enquiries@karratha.wa.gov.au>

Subject: Impending rate rise

To Finance division,

I'm writing as a rate payer of our town, owning houses over time since 2004. I've been through the numerous rises and falls of the property market, the structural growth and improvements, the loss of rate payer's money in poor investments the hideous painting of a water tank that makes us the laughing stock of WA if not the nation and the empty promises for votes. Two things that have stayed consistent is the rise in rates and ignoring what rate payers want to see implemented in the town they invest their lives in.

In the shire of Rockingham we pay well over 2k a year in rates, but what's invested back far outweighs what the city of Karratha is willing to do for their rate payers. In the five years of residing we had security patrols, designated off-lead dog park, new surf life saving building including cafes and restaurants within, wheelchair access to beach; because the rate payers asked for it. We did not complain about paying our rates because our shire heard us and delivered in due course. Yes there is more population but we here see the surplus and the wastage that could very well have seen our towns have these things too.

Here however is a totally different story, we want security patrols we are told no. We need wheelchair access to beaches, that's another no. We were excited for the walkways to be established along back beach flats, never happened. Mulataga hasn't gone ahead yet we are all eager to buy a big block to build a new home. We want a shire to help fight and reduce the exuberant home insurances we pay, get behind the Cyclone Pool, yet nothing has been done since it became available. What local should have to pay to camp at Cleaverville or 40 mile, not a rate payer that's for damn sure!

I oppose a future rate rise as I have no confidence in our shire utilising funds to make our town a safe affordable and more appealing place to live.

Kind regards,

Jemma Parkin

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From: Alana Kidd <aquagenes7@gmail.com>
Sent: Monday, 15 May 2023 8:25 PM
To: Public Affairs <publicaffairs@karratha.wa.gov.au>
Subject: Strong objection to a further council rates rise.

We strongly object to any further rise in our council rates.

We purchased our property 7 years ago with the intent being to stay in karratha long term. We have raised our girls here, one has returned after uni to work up here.

Being government workers we are NOT on big bucks. We do not get housing subsidy or reprieve from rising interest rates - as renters do.

If you want to build a community - make it affordable. If you want a big wage mining town, full of rentals and transient - continue as you are. The town will only have essential workers in shared housing and rent will continue to be crazy.

A further increase in rates, on top of our 60% increase in house insurance (despite having never made a claim) is seriously pushing us out.

Strong objections.

Alana and Cam Kidd

-----Original Message-----

From: Nicole Jeffries <nikki_e_j@live.com.au>

Sent: Tuesday, 16 May 2023 7:21 AM

To: Public Affairs <publicaffairs@karratha.wa.gov.au>

Subject: Notice of Intention to Impose Differential Rates

Good Morning,

I am writing on behalf of the intention to impose differential rates changes for 2023/2024. Being a local home owner and living in our own home, I don't think it is fair to increase the rates, us as home owners are already feeling the struggles as it is with massive interest increases which are continuing to happen monthly (already up \$1,200 a month alone to our mortgage in less than 12months), as well as a huge increase this year to our insurance. Our rates already cost well above normal without increasing the rate and then what is also stopping you from increasing our GRV which is what you base these rate off. A GRV in which we get absolutely no say in! You just pick a figure and we have to wear the cost you decide on. What do we as Rate payers and homeowners get as extra for these Rate increases??? We get/see Nothing! Maybe abit of perfectly fine gardening being ripped up and then replanted which to use just seems like a waste of money!

Thank you and have a lovely day,
Nicole Jeffries

Sent from my iPhone

-----Original Message-----

From: Simon Blatchford <simon_blatchford@hotmail.com>

Sent: Sunday, 14 May 2023 8:37 PM

To: Public Affairs <publicaffairs@karratha.wa.gov.au>

Subject: Objection to rates rise

As a property owner, last year you slapped me with an almost 20% rates rise. And then you have the hide to propose raising it again this year by a further 5%?!?!?

My wages have not even gone close to that rate of rise. Your own surveys have asked people whether they would consider retirement here. How can anyone afford to retire here when you as a council are wasting our hard earned money and gouging us with outrageous rates?

By comparison, my property on the east coast has a higher value, and yet the rates on it are not even 2/3 of what you charge.

Stop wasting rate payers money on Public Housing, Hotel developments, and garbage none of us want or need. We lose 40% of our wages to the tax man alone. Power cost in this city is ridiculous. You as a council are what is pushing people out, because increased rates from you, combined with increased interest rates means there is absolutely no point in people coming here, because we can never get ahead. These costs ultimately get passed on to renters.

Time to tighten YOUR belts and stop the frivolous spending.

Sent from my iPhone

From: dean berridge <dean.berridge91@gmail.com>

Sent: Friday, 12 May 2023 4:57 PM

To: Public Enquiries <enquiries@karratha.wa.gov.au>

Subject:

I am writing this knowing dam well you won't listen nor read it so I'm going to be blunt. Jam your 5% increase and here is an idea, stop spending money you don't have and expecting everyone else to cover your stupid spending.

From: Lauren Tunbridge <KPnLoz@outlook.com>
Sent: Wednesday, 10 May 2023 1:34 PM
To: Public Enquiries <enquiries@karratha.wa.gov.au>
Subject: Comments on Notice of Intention to Impose Differential Rates

Good Afternoon

While we neither support or object to the differential rates proposed and understand the need for increasing rates year to year based on increased expenses that the CoK also faces as an organisation, we wish to make comment that we would like the Council to seriously consider the impacts of the % of investors v owner-occupiers in the City as denoted in the attached, which we feel is having a negative flow on effect in regards to the affordability of living for both owner-occupiers (like us) and renters in the City of Karratha.

While investors are no doubt more than happy to pass on increasing costs to renters (some of whom might also be lucky enough to be receiving heavily subsidised rates with the help of their employer/s), I feel that owner-occupiers of the CoK are currently getting stung in all directions, including from both LG rate increases and the home loan % increases that seem to be never-ending in the current market.

While we realise that this is part of a larger problem, can Council please look at short, medium and long term strategies and communicate what these are in terms of trying to make living here more affordable? Also, can making use of excess and unused housing by companies such as Woodside & Rio Tinto also be considered and actioned to assist with restoring balance when it comes to supply and demand of local housing?

Hopefully there's a better way out there to reach a balance between meeting Council's expense requirements and ensuring those that choose to become owner-occupiers within the City aren't being punished for their choice to live and own property here.

Thank you for your consideration of this email, and all the best with the process.

Kind Regards

Lauren Palmer

0458 005 502

Sent from [Mail](#) for Windows

-----Original Message-----

From: Shiona Hobart <dshobart@bigpond.com>

Sent: Sunday, 21 May 2023 10:43 AM

To: Public Enquiries <enquiries@karratha.wa.gov.au>

Subject: Proposed Rate Rise

To whom it may concern,

We have been local residents for the past 16 years. We have been local home owners for the past 9 years.

We feel strongly that our voice of opposition to the latest rate rise should be heard.

As home owners we face the constant battle of rising costs due to living in Karratha: Insurance, electricity,

water, food, daily living in Karratha.

We also face ongoing interest rate rises on our home loan.

This next proposed Council rate rise will further add to the financial hardship we and other home owners are

already facing.

We know that the next rate rise will be passed onto other renters in Karratha- therefore forcing some families to

leave town.

We strongly believe that the council should concentrate on the basic services they manage, eg: footpaths, roads

instead of spending money building workers accommodation and other major infrastructure projects in these

difficult times.

Please focus and support the local homeowners who are already highly invested in our city.

Please take time to consider our important points and do what's best for the homeowners and residents of

Karratha.

Kind regards,

Darrin and Shiona Hobart