



SPECIAL COUNCIL MEETING

AGENDA

NOTICE IS HEREBY GIVEN that a Special Meeting of Council will be held in the Council Chambers, Welcome Road, Karratha, on Tuesday, 2 June 2026 at 6pm to consider the following item:

6.1 SUBMISSIONS FOR ADVERTISED DIFFERENTIAL RATES AND MINISTERIAL APPROVAL 2026/27

A handwritten signature in black ink that reads "VMiltrup".

**VIRGINIA MILTRUP
CHIEF EXECUTIVE OFFICER**



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In particular, and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a license, any statement or intimation of approval made by any member or Officer of the City of Karratha during the course of any meeting is not intended to be and is not taken as notice of approval from the City of Karratha.

The City of Karratha warns that anyone who has any application lodged with the City of Karratha must obtain and should only rely on **WRITTEN CONFIRMATION** of the outcome of the application, and any conditions attaching to the decision made by the City of Karratha in respect of the application.

A handwritten signature in black ink that reads "VMiltrup". The signature is written in a cursive, flowing style.

Signed: _____
Virginia Miltrup - Chief Executive Officer

DECLARATION OF INTERESTS (NOTES FOR YOUR GUIDANCE) (updated 13 March 2000)

A member who has a **Financial Interest** in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest:

- (a) In a written notice given to the Chief Executive Officer before the Meeting or;
- (b) At the Meeting, immediately before the matter is discussed.

A member, who makes a disclosure in respect to an interest, must not:

- (c) Preside at the part of the Meeting, relating to the matter or;
- (d) Participate in, or be present during any discussion or decision-making procedure relative to the matter, unless to the extent that the disclosing member is allowed to do so under Section 5.68 or Section 5.69 of the *Local Government Act 1995*.

NOTES ON FINANCIAL INTEREST (FOR YOUR GUIDANCE)

The following notes are a basic guide for Councillors when they are considering whether they have a **Financial Interest** in a matter. I intend to include these notes in each agenda for the time being so that Councillors may refresh their memory.

1. A Financial Interest requiring disclosure occurs when a Council decision might advantageously or detrimentally affect the Councillor or a person closely associated with the Councillor and is capable of being measure in money terms. There are exceptions in the *Local Government Act 1995* but they should not be relied on without advice, unless the situation is very clear.
2. If a Councillor is a member of an Association (which is a Body Corporate) with not less than 10 members i.e. sporting, social, religious etc), and the Councillor is not a holder of office of profit or a guarantor, and has not leased land to or from the club, i.e., if the Councillor is an ordinary member of the Association, the Councillor has a common and not a financial interest in any matter to that Association.
3. If an interest is shared in common with a significant number of electors or ratepayers, then the obligation to disclose that interest does not arise. Each case needs to be considered.
4. If in doubt declare.
5. As stated in (b) above, if written notice disclosing the interest has not been given to the Chief Executive Officer before the meeting, then it **MUST** be given when the matter arises in the Agenda, and immediately before the matter is discussed.
6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The **only** exceptions are:
 - 6.1 Where the Councillor discloses the **extent** of the interest, and Council carries a motion under s.5.68(1)(b)(ii) or the *Local Government Act*; or
 - 6.2 Where the Minister allows the Councillor to participate under s5.69 (3) of the *Local Government Act*, with or without conditions.

INTERESTS AFFECTING IMPARTIALITY

DEFINITION: *An interest that would give rise to a reasonable belief that the impartiality of the person having the interest would be adversely affected, but does not include an interest as referred to in Section 5.60 of the 'Act'.*

A member who has an **Interest Affecting Impartiality** in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest;

- (a) in a written notice given to the Chief Executive Officer before the Meeting; or
- (b) at the Meeting, immediately before the matter is discussed.

IMPACT OF AN IMPARTIALITY CLOSURE

There are very different outcomes resulting from disclosing an interest affecting impartiality compared to that of a financial interest. With the declaration of a financial interest, an elected member leaves the room and does not vote.

With the declaration of this new type of interest, the elected member stays in the room, participates in the debate and votes. In effect then, following disclosure of an interest affecting impartiality, the member's involvement in the Meeting continues as if no interest existed.

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SPECIAL COUNCIL MEETING AGENDA

1 OFFICIAL OPENING

Mayor Scott acknowledges the traditions of the Ngarluma people, on whose land we are gathered here today.

Mayor Scott notifies all attendees that this meeting will be live streamed and a recording of the meeting will be made.

2 RECORD OF ATTENDANCE / APOLOGIES

Councillors:

Cr Daniel Scott [Mayor]
Cr Jodie Swaffer [Deputy Mayor]
Cr Gillian Furlong
Cr Brenton Johannsen
Cr Sarah Roots
Cr Tony Simpson
Cr Daiva Gillam
Cr Martin Byrne
Cr Geoff Harris

Staff:

Virginia Miltrup	Chief Executive Officer
Emma Landers	Director Community Experience
Chloe Morris	Director Corporate Services
Lee Reddell	Director Development Services
Simon Kot	Director Strategic Projects & Business
Michael Bunting	A/ Director Infrastructure Services
Jasmine Bray	Manager Governance
Pieta Bloxsom	Minute Secretary

Apologies:**Absent:****Leave of Absence:****Members of Public:****Members of Media:**

3 PUBLIC QUESTION TIME

Mayor Scott provides the following introduction to Public Question Time.

Public questions at this meeting must relate to an item on the Agenda.

You are required to provide your name, address and question in writing on arrival and the Mayor will invite you to ask your question.

Questions are to be directed to the Presiding Member and shall be asked politely, in good faith, and are not to be framed in such a way as to reflect adversely or be defamatory to particular Elected Members or City employees.

Verbal questions are limited to two minutes per person, with a limit of two verbal questions per person and may be responded to at the meeting or taken on notice.

4 PETITIONS/DEPUTATIONS/PRESENTATIONS

5 DECLARATIONS OF INTEREST

Mayor Scott will invite Councillors to declare Financial, Impartiality and Proximity Interests relevant to this meeting.

6 CORPORATE & COMMERCIAL REPORTS

6.1 SUBMISSIONS FOR ADVERTISED DIFFERENTIAL RATES AND MINISTERIAL APPROVAL 2026/27

File No:	FM.1
Responsible Executive Officer:	Director Corporate Services
Reporting Author:	Chief Financial Officer
Date of Report:	27 May 2026
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s):	<ol style="list-style-type: none"> 1. Submissions received from Ratepayers 2. What We Make It fact sheet 3. Letter to Minister regarding gross rental valuation rating methodology

PURPOSE

For Council to consider the submissions received and initiate the process to seek Ministerial approval for the 2026/27 differential rates model.

OFFICER'S RECOMMENDATION

That Council:

Having considered submissions regarding the advertised 2026/27 differential rates model:

1. **ACKNOWLEDGE** that submissions received regarding the proposed differential rates model 2026/27 have been considered;
2. **APPROVAL** to seek Ministerial approval for the Transient Workforce Accommodation/Workforce Accommodation differential rate being greater than two times the lowest rate in the dollar as follows:

Differential Rates Categories 2026/27	Minimum Payment	Rate-in-the Dollar	Multiplier	Basis
GRV (Gross Rental Value)				
Transient Workforce Accommodation/ Workforce Accommodation	\$1,750	0.232106	4.00x	Maintain 2025/26 relative rate yield by increasing rate in the dollar by 4%
Residential	\$1,750	0.058027	Lowest GRV	Lowest GRV rate in the dollar for purposes of seeking approval

3. **APPROVE** the provision of a \$100 Buy Local voucher to each owner-occupier.

BACKGROUND

As part of the budget process, Councillors have considered the projected changes in operating income and expenditure, together with proposed capital works, projects and new initiatives.

The City is expected to incur increased costs in 2026/27, particularly in relation to the rising cost of materials and contracted services required to deliver City services and maintain community facilities as well as insurance and employee costs. Given the annual Perth CPI (All Groups) of 4.6% as at March 2026, the proposed rate yield increase of 4.5% across all rating categories is consistent with inflationary conditions. This position has been supported by prudent financial management and strong returns from the City's commercial operations and investments.

At the previous Ordinary Council Meeting on 28 April 2026, Council resolved to advertise and invite submissions regarding the proposed differential rates for the 2026/27 financial year in the below table.

Differential Rates Categories 2026/27	Rate in the Dollar	Multiplier	Minimum Payment
Gross Rental Value (GRV)			
Residential	0.058027	1.00	\$1,750
Commercial/Industrial	0.094754	1.63	\$1,750
Airport/Strategic Industry	0.116053	2.00	\$1,750
Transient Workforce Accommodation/ Workforce Accommodation	0.232106	4.00	\$1,750
Unimproved Value (UV)			
Pastoral	0.137837	1.00	\$367
Mining/Other	0.153963	1.12	\$367
Strategic Industry	0.232403	1.69	\$367

Table 1: Rates in the dollar

DISCUSSION

As part of the 2026/27 budget process, Council is required to consider the submissions received in relation to the proposed differential rates model. The submissions received have been collated with provided responses in attachment 1. The City also has a website page dedicated to the differential rates information, with a dedicated fact sheet as displayed in attachment 2.

As part of the modelling, Council requested information on the number of owner-occupiers within the GRV residential category, noting the sensitivity of any impact on this cohort. Of the 8,586 residential properties, 2,317 are owner-occupied.

Chart 1 outlines the breakdown of this category:

Breakdown of GRV Residential

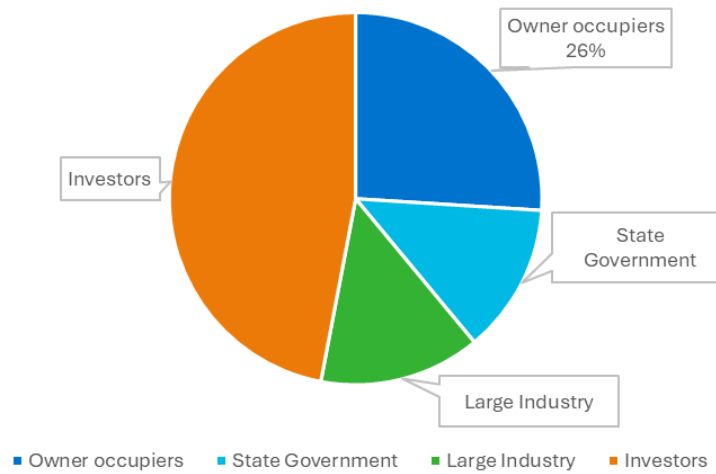


Chart 1: GRV Residential Category

To mitigate the impact of the proposed increase to the GRV residential category, the City recommends providing a \$100 Buy Local voucher to each owner occupied ratepayer, with the aim of supporting owner-occupiers and local small businesses within the community.

The impact of a 4% increase to GRV residential properties from each suburb is illustrated in table 2 below:

Property Address	2025/26 Rates	2026/27 Indicative Rates based on 4.0% increase	Increase per week
Property 1, Dampier	\$3,365	+\$135	\$2.60
Property 2, Baynton	\$2,959	+\$118	\$2.27
Property 3, Millars Well	\$2,466	+\$99	\$1.90
Property 4, Nickol	\$3,162	+\$126	\$2.42
Property 5, Pegs Creek	\$2,205	+\$88	\$1.69
Property 6, Bulgarra	\$2,292	+\$92	\$1.76
Property 7, Roebourne	\$1,750	+\$0	\$0.00
Property 8, Point Samson	\$2,437	+\$97	\$1.86
Property 9, Wickham	\$2,030	+\$81	\$1.56
Average	\$2,518	+\$93	\$1.79

Table 2: Increases per week by property

LEVEL OF SIGNIFICANCE

In accordance with Council Policy CG-8 Significant Decision-Making, this matter is considered to be of high significance in terms of financial sustainability and the City's ability to perform its role in delivering services to the community.

STATUTORY IMPLICATIONS

Sections 6.33 and 6.36 of the Local Government Act 1995 (the Act) make provision for the application and communication of differential rates. Section 6.33(3) provides that Ministerial approval is required to impose a differential rate which is more than twice the lowest differential rate.

Section 6.76 of the Act provides that if the local government imposes a differential general rate, a person may object to the rate record on the ground that the characteristics of the land recorded in the rate record as the basis for imposing that rate should be deleted and other characteristics substituted. An objection is to be made within 42 days of the service of a rate notice and is to be considered promptly and either disallowed or allowed, wholly or in part.

Local governments are required to operate within the rating and valuation framework prescribed by the Valuation of Land Act 1978 and Local Government Act 1995. The City has previously raised concerns with the Valuer General regarding the suitability of the current Gross Rental Value methodology in regional communities that experience significant fluctuations in property valuations and rental markets. While these concerns have also been raised with the State Government, any substantive reform of the valuation framework would require legislative change. As part of its ongoing advocacy, the City has prepared correspondence to the Minister for Local Government and the Minister for Lands (Attachment 3) seeking a review of the current methodology to deliver fairer outcomes for regional ratepayers.

COUNCILLOR/OFFICER CONSULTATION

Several workshops/briefings have been held with Councillors, Executive and Officers to assist Council's consideration of the budget and rate setting requirements for the 2026/27 financial year.

COMMUNITY CONSULTATION

The City's proposed 2026/27 rates consultation occurred through the below methods:

- Statutory Advertising: A Notice of Intention to Impose Differential Rates was published in the West Australian and Pilbara News on 6 May 2026.
- This notice was published on the Council's website and the "What We Make It" portal.
- The notice was published on social media on the 1st May 2026 and subsequent messaging as reminders.
- Notice was placed on noticeboards at the City's Administration Office and libraries.
- Categories with less than 30 properties: Council officers wrote to all ratepayers in the Transient Workforce Accommodation/Workforce Accommodation and Pastoral differential rating categories to advise them of the proposed differential rates model and invite submissions as these categories that each contain less than 30 properties.
- At the close of submissions on 27 May 2026, 110 submissions had been received in total, as detailed in Attachment 1.

A summary of key issues raised within the submissions received and a response from Council Officers is contained within the following table:

SUBMISSIONS	
Category: Residential	
Key Issues	Officer's Comments
Rates are too high during a cost-of-living crisis	The City acknowledges that cost-of-living pressures are a real concern for the community and that these pressures have been carefully considered in developing the proposed rates model. Each year, the City reviews its budget, services and all available revenue sources, including investments, to minimise the impact on ratepayers while continuing to deliver essential services. The City also continues to pursue alternative revenue sources to reduce reliance on rates wherever possible.
Poor value for money and declining services	Rates collected from property owners help fund a wide range of essential services across the City. This includes waste collection, road maintenance, parks and open spaces, libraries, community facilities, and broader infrastructure that supports the whole community.
GRV system is unfair	Gross Rental Value (GRV) is a valuation methodology prescribed under State Government legislation. The City acknowledges that this methodology may not reflect local conditions equitably in the Pilbara region and has written to the State Government to advise that the current model does not adequately reflect circumstances in Karratha.
Mining companies should contribute more	For the 2026/27 financial year, properties valued using Unimproved Value (UV), including Pastoral, Mining/Other and Strategic Industry, are proposed to increase by 6%. While major industry contributes through rates and broader economic activity, the City must apply rates in accordance with valuation categories to achieve a fair and balanced distribution across all ratepayers.

SUBMISSIONS	
Category: Commercial/Industrial	
Key Issues	Officer's Comments
Rate increases on commercial properties will be passed on to tenants, worsening rents and operating costs for small businesses and residents.	<p>The City acknowledges the potential impact of differential rate increases on commercial property owners, tenants and small business operators. Council recognises that operating costs in the Pilbara are already elevated and that any increase in rates may contribute to broader cost pressures within the local economy.</p> <p>In developing the proposed rates model, the City has sought to balance affordability with the need to maintain essential community infrastructure, regulatory services and economic development initiatives that support both residents and local businesses. Rates represent only one component of commercial operating costs, and the proposed adjustments are intended to ensure an equitable contribution across rating categories while maintaining the City's financial sustainability.</p>

POLICY IMPLICATIONS

CF-10 Rating Equity Policy

Each year Council considers the proportion of rate income coming from each category to ensure that all property owners make an equitable contribution to rates and to minimise the impact that rates have on residential, industrial, commercial and other ratepayers.

FINANCIAL IMPLICATIONS

Based on current valuation information, the proposed differential rates model would raise \$69.4 million in rates in the 2026/27 financial year, representing an additional \$2.9 million in revenue compared with the 2025/26 GRV and UV categories.

STRATEGIC IMPLICATIONS

This item is relevant to the City of Karratha's approved Council Plan 2025-2035.

Goal: 7 Our civic leaders are innovative, listening and balanced in meeting community needs.

Objective: 7.5 Provide strong financial management and transparency

RISK MANAGEMENT CONSIDERATIONS

The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	N/A	Nil
Financial	Moderate	Council is reliant on levying rates sufficient to maintain cash flows for the efficient and effective delivery of services at required service levels and project timeframes.
Service Interruption	Low	Delays in the rates approval process may have short term impacts on service levels and the commencement of capital initiatives.
Environment	N/A	Nil

Category	Risk level	Comments
Reputation	High	Council has to ensure prudent economic decision making consistent with the Strategic Community Plan to balance the impact on ratepayers through the maximisation of alternative funding sources
Compliance	Moderate	The rating process is a legislated process under the <i>Local Government Act 1995</i> and associated Regulations.

IMPACT ON CAPACITY

There is no impact on capacity or resourcing to carry out the Officer's recommendation.

RELEVANT PRECEDENTS

The City applies annually for Ministerial approval to impose a differential rate for the GRV Transient Workforce Accommodation/Workforce Accommodation category.

VOTING REQUIREMENTS

Simple Majority.

CONCLUSION

The proposed 2026/27 differential rates model was advertised, including a 4.5% increase in rate yield across all rating categories. Following consideration of the submissions received, Ministerial approval must now be sought for the category with a rate in the dollar that is greater than two times the lowest rate, being the Transient Workforce Accommodation/Workforce Accommodation differential rating category.

7 CLOSURE & DATE OF NEXT MEETING

The meeting closed at _____.

The Ordinary Council Meeting is to be held on Monday, 29 June 2026 at 6pm at Council Chambers - Welcome Road, Karratha.