



CITIC PACIFIC
MINING

15 June 2015

Attention: Mr Ray McDermott, Manager Financial Services / CFO

City of Karratha
Welcome Road
KARRATHA WA 6714

Dear Sir

**Advertised Differential Rates Model 2015/2016 – Lot 263 North West Coastal Highway,
Mardie and Lot 51 North West Highway, Mardie**

I refer to your letter dated 28 May 2015 inviting our submission in relation to the City of Karratha's proposal resolved at the Ordinary Council Meeting held on 18 May 2015, to advertise the proposed 2015/2016 rates in the dollar and minimum payment.

Summary

CITIC objects to the proposed increase in the rate in the dollar levied because:

1. The magnitude of the increase is unreasonable (both in terms of rate in the dollar and total amounts);
2. The amount levied in relation to TWAs is arbitrary and discriminatory;
3. CITIC provides benefits to the City of Karratha, but does not receive any services in relation to its rates, which is further discrimination as workers housed in 'residential accommodation' do receive such amenities and benefits.

It is unfair and unreasonable to impose a 78% increase in rates at a time when our industry is confronted by macroeconomic challenges, including a 32% decrease in the price of product over the same period (please see the graph below).

Submission

CITIC Pacific Mining Management Pty Ltd (**CITIC**) on behalf of Pastoral Management Pty Ltd, Sino Iron Pty Ltd and Korean Steel Pty Ltd objects to the proposed rate in the dollar increase from 0.115328 to 0.25718, reflecting a 122% increase in the Rate in the Dollar and over a 78% increase in the Proposed Rates Levied.

The rate in the dollar increase places a discriminatory, unfair and unsustainable burden upon Transient/Workforce Accommodation (**TWA**) providers such as CITIC. TWA providers serve the same purpose as residential properties – that is, they provide a place to reside for people who live in the City of Karratha local government area, but which are distant from any population hub. Many workers including transient workers live in or are expected to live in the property that falls in the residential category. The Minister for Lands, the Hon. Terry Redman MLA, in April this year announced the State Government's refusal to extend the lease on Woodside's Gap Ridge Village

with a view to re-housing those persons within the existing Karratha town site. Similarly, your Mayor has made comments encouraging FIFO workers to live within Karratha:

<http://www.macrorealty.com.au/2015/04/woodside-denied-lease-extension-on-gap-ridge-fly-in-fly-out-village/>.

There is no basis to distinguish between the rates applied to TWA providers and those applied to residential properties which house transient workers, and such a distinction is discriminatory.

With respect, it is clear that the Minister's intention to 'move' TWAs from a rating methodology of unimproved value of the land to Gross Rental Value was to bring TWA land in line with residential property. The City of Karratha has now gone beyond that position and imposed an arbitrary, discriminatory and unreasonable burden on TWA providers.

CITIC provides the City of Karratha with benefits including:

- a) Significant user of Karratha Airport where the company pays \$1.8 million annually for the handling of chartered air transportation.
- b) Employment and engagement of local contractors and service providers, underpinned by a total local (Australian) content commitment of 70% expenditure over the life of the mine.
- c) Operation of Fortescue Roadhouse in delivery of fuel and refreshments to both locals and tourists.
- d) First responder in case of emergencies, providing paramedics and fire crews in the case of bush fires, medical emergencies and vehicle accidents on the NorthWest Highway near the Sino Iron project. Besides, the company provides shelters at the Fortescue Roadhouse village to both locals and tourists during cyclones events.
- e) CITIC maintains the upkeep of a popular recreation and camping area at the Fortescue River Mouth, by upgrading the public access road and collecting refuse.
- f) Leasing of warehouse space in Karratha.
- g) Through supporting and partnering with organisations such as the Clontarf Foundation and Many Rivers Microfinance as well as charitable donations and employee engagement activities, CITIC's community support initiatives have benefited the community in the city of Karratha region in a number of ways from helping people better themselves, developing businesses to building a viable community. CITIC has also participated and sponsored other community events including FeNaCING, Cossack Art Awards and NAIDOC, as well as organisations including the Karratha Districts Chamber of Commerce and Industry.

CITIC does not receive any benefits from the City of Karratha in return for the amenities and benefits it provides to the local community. The only services it receives are 'fee for service'. It does not benefit from the rates paid at all and is unlikely to do so in the foreseeable future.

Iron Ore Fines Price
87.45 AUD/t
30 Apr '15

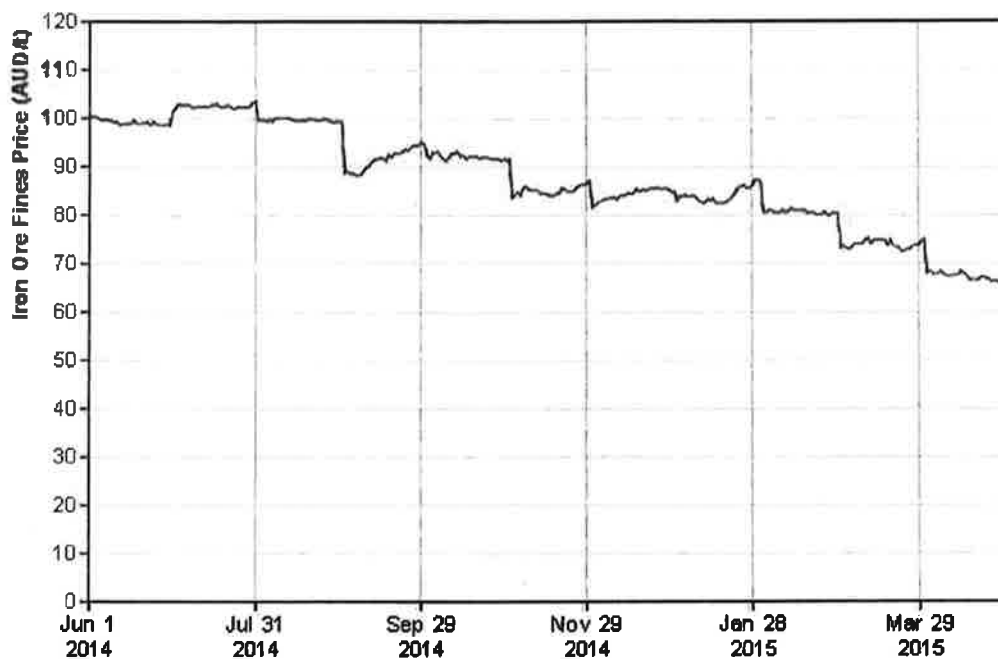


Image from <http://www.infomine.com/ChartsAndData/ChartBuilder.aspx?gf=140262.AUD.t&df=20140601&dt=20150609&dr=1y>

Please contact me on (08) 9226 8036 if you would like to discuss.

Yours sincerely

CITIC Pacific Mining Management Pty Ltd

Chen Zeng

Chief Executive Officer of CITIC Pacific Mining Pty Ltd



Stay Well. Work Well.

15 June 2015

Ray McDermott
Manager Financial Services/CFO
City of Karratha
Welcome Road,
Karratha WA 6714

By email in the first instance: ray.mcdermott@karratha.wa.gov.au

Re: Differential Rates
Lot 526 Madigan Road, Gap Ridge, Karratha (the Property)
Ratepayer: Civeo Pty Ltd (formerly The MAC Services Group Pty Limited) (Civeo)
Your Reference: OCR133793

Dear Sir

I refer to the City of Karratha's (the Council) letter of 28 May 2015 notifying Civeo Pty Ltd ("Civeo") of the proposed 2015/2016 differential rates model.

I note that it is proposed that the dollar rate relevant to the Transient Workforce Accommodation category will increase by more than double from 0.115328 in 2014/2015 to 0.25718 for 2015/2016. However, the valuation on which the 2015/2016 rates will be levied has decreased 41.4% to \$988,000.

Despite the large decrease in land value, Council is proposing a differential rate which will result in an increase of over 30% in the rates to be paid by Civeo. This is a substantial increase which is difficult to justify given the generally tough market conditions and the current level of services and facilities.

As it is not clear from your letter what reasons would warrant such a large increase and whether the burden of the increase is being spread fairly, I would appreciate it if you could please provide us with the following additional information:

1. You state that the revenue to fund ongoing essential services and facilities in the area has resulted in a required 4% increase in rate yield. Please identify the essential services and facilities that require the funding and the reasons for the increase.
2. The increase to the relevant rates for 2015/2016 for transient workforce accommodation is substantial and disproportionate to the 4% increase in rate yield required by the Council. Can you please detail how the Council arrived at the proposed 0.25718 rate per dollar?

3. Please specify what the lowest proposed differential rate is for 2015/2016 and the category of property to which that rate will apply.
4. Your letter sets out that the category of Transient Workforce Accommodation amounted to 18% of the Council's total rate income for the year 2014/2015. Based on the proposed revised rates, can you please indicate the proportion this category will make up in 2015/2016?

Once I have received the further detail requested, I will provide you with a response which sets out Civeo's final position regarding the proposed differential rates for 2015/2016.

I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Martin Mullins'.

Martin Mullins
Financial Controller
Civeo Pty Ltd

From: Mark Blayney [<mailto:mblayney@westnet.com.au>]
Sent: Thursday, 11 June 2015 1:27 PM
To: Records Officer
Subject: Advertised Differential Rates Model 2015/2016

Attention: Mr Ray McDermott

References: Your letters OCR134111 and OCR133793

Dear Sir

We are writing as extremely concerned and frustrated ratepayers following receipt of two letters signed by yourself on behalf of the City of Karratha.

Following what can only be considered as a "grab for cash" last financial year involving the Pilbara Underground Power Project levy which council determined all ratepayers liable for, we have now been advised of a proposal to **substantially** increase our rates in the forthcoming financial year. Your letters clearly state that the objective is a **4%** increase in rate yield, which in and of itself is substantially more than CPI (and this in a period wherein all costs associated with living and working in Karratha are (and have) fallen dramatically). Yet even after stating this objective, on one of our properties we are being advised that proposed rates will increase by almost 59.97% and on the other property a 6.5% increase is proposed.

As ratepayers, we have borne (not insubstantial) annual rate increases over a period wherein the region was gripped in the throes of the "mining boom", with the justification provided being that land valuations have substantially increased and the cost of doing business was significant. We are now in a period where the cost of doing business has decreased and many properties have decreased in value; however rather than see a corresponding decrease in proposed rates as a result of decreased valuations, Council is now proposing that:

- a. On our property where the valuation has significantly decreased, the proposed rate in the dollar be increased by **123%**; and
- b. On our second property wherein the valuation has increased, the proposed rate in the dollar be decreased by 0.4% as overall Council is to receive a 59.97% increase in gross rate yield.

It would appear that Council believes that ratepayers are fools, as there can be no justification for Council's apparent attempts to "have their cake and eat it too" attitude towards valuations? In addition, the only rationale behind increases substantially in excess of inflation in the current economic climate is that, unlike the majority of the businesses in the region who have had to "tighten their belts" as a result of the slow-down, Council firmly believes that they do not have to act in a similar way, but rather can simply decide to pass the cost of their inept management onto the ratepayer given that they are a captive market that cannot afford to exit their landholdings at the present time.

Whilst we are well aware, given the feedback to queries re PUPP levy we received, that the likelihood of receiving a response that actually addresses our concerns (as distinct from "toeing the party line") is extremely remote, we will allow Council the benefit of the doubt before examining other options to counter the proposed 2015/2016 rates model.

Thanks and regards

Mark & Barbara Blayney
(on behalf of Thomjohn Pty Ltd and Eradu Pty Ltd)

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

Differential Rates

Re your letter of 2 June 2015

The rates levied on our property Unit 17/ 5-15 Sharpe Ave Karratha for 2015/2016 represent a real increase of **23%** over 2014-15. This is totally unacceptable in a period of economic hardship and belt-tightening, when the inflation rate is less than **3%** and all properties in Karratha have reduced in value.

According to Landgate our property value has reduced by 8% yet you see fit to increase our rate in the dollar by **34%** to arrive at the real increase of **23%**.

On which planet do you think this is a remotely reasonable proposition?

If you consider the increase is required to manage your budget, then you have been extremely poor managers of expenditure to require a **23%** rate increase in an environment of sub **3%** inflation.

You must reconsider these ridiculous rate increases.

Kathleen Anderson

Owner

Unit 17/ 5-15 Sharpe Ave Karratha

SUBMISSION 6

Property Management Australia Pty Ltd

ABN 94 057 870 265

as trustee for T and C Superannuation Fund ABN 95 057 594 713

140 John Farrant Drive
Gooseberry Hill WA 6076

Ph: 08 9454 3999

Fax: 08 9454 3888

Email: craig.burbidge@pma.net.au

City of Karratha,
Welcome Rd, Karratha WA 6714
PO Box 219, Karratha WA 671

Attn: Mr Ray McDermott
Manager Financial Services.

CITY OF KARRATHA
RECEIVED

15 JUN 2015

Action By: Donna Turner

File No: RV-10

Document ID: 102 127792

CC: Sherrilyn Dryden

Ray McDermott

June 11, 2015

Differential Rates

Dear Sir,

Thankyou for your letter dated 2nd June 2015 regarding differential rates.

Property Management Australia Pty Ltd (PMA) finds the indicative valuation and subsequent 13.25% rate rise applied to our property at lot 2864 Anderson Rd to be incongruous with the current state of the industrial property market in the Karratha Industrial Area.

PMA is currently in lease re-negotiations with our tenant at lot 2864 Anderson Rd where the proposed new rent is subject to market review and expects that our rental income for this property to drop by around 35% and the saleable value of the property to drop by at least 20% due to current market conditions and business activity levels in and around Karratha.

As lot 2864 Anderson Rd's rental income is dropping significantly we would expect that the indicative GRV mentioned in your letter would actually drop significantly not rise by 13.74% and, that as a result, the Rates Levied would also drop rather than rise.

PMA strongly suggest that the GRV and therefore Rates Levied follow the prevailing market conditions in the Karratha Industrial Estate and drop in line with realizable rents. PMA request that you do not increase rates in 2015/2016.

Regards



Craig Burbidge
Group General Manager
Property Management Australia Pty Ltd

Nyltac Assets Pty Ltd
A.C.N: 097 569 509 as trustee for
Nyltac Property Trust
ABN: 42 788 293 143.

Director Mr Brendan Kelly
106 Kintail Rd
APPLECROSS 6153
Ph : 08 9315 1731
Fax : 08 9315 1732
Mobile : 0417 445543.
Email : brendankelly@amnet.net.au

12/6/2015

To Whom It May Concern
City of Karratha
Councillors and Rates Dept.

RE Differential Rates

Dear Sirs

I have received 11 letters detailing rate increases to my various commercial properties within the CBD.

For example I see that for Unit 29, 5-15 Sharpe Ave Karratha my rates have gone from \$4,767 to \$7,856.

This is due to a combination of the indicative valuation going up and the proposed rate in the dollar going up.

You have invited comments.

I am feely quite aggrieved, resentful and somewhat angry but I realise that these emotions don't usually help the situation. I will try and relate how I am feeling though. I just feel like this Council is totally detuned to what is actually happening at street level and the financial pressures on property owners at this time.

I feel like the Councillors are really representatives of the Rate Payers. They should be there to serve the ratepayers and the community. I feel with the recent PUPP fiasco the ratepayers, particularly the commercial ratepayers got totally shafted. PUPP cost me \$134,000.

Now I feel that, at the exact point where the commercial sector is feeling the full force of the downturn, with all new market rental reviews getting slashed and vacancy rates going up, it is now that the Council wants to up the rates. I cant believe it. I actually thought this letter was going to say "In view of the downturn in the property market, council spending for the next year or two has been slashed and your rates have come down". It is my understanding that somehow spending has been upped by 4%.

The most recent rental evidence at the Karratha Village is that rents that were sitting at around \$585 psm have now been renegotiated down to \$350 - \$385 psm. There are 6

vacancies just within the Ray White section of the Karratha Village. Now council wants to almost double my rates?

If the PUPP saga is anything to go by, I realise the ratepayers viewpoint will most likely be discarded, especially those rate payers that are no longer living in the area. There seemed to be particular contempt for them during the PUPP roll out. Lets hope this is no longer the case.

Given that this time you have asked for submissions from property owners, here is my submission.

Stick with the Valuations.

Lower the rate in the dollar.

Slash Spending.

Do everything you can to support the backbone of the community in Karratha/Dampier ie the small businesses. Let them know you care about how much they are hurting, you are listening, you are reducing costs.

Stop the empire building and become servants of the people who voted you in.

Wait until the next boom before raising rates.

You are killing the Golden Goose. Karratha is on the brink.

That's my submission.

Sincerely

Brendan Kelly

Adrian D'Cunha

From: Records Officer
Sent: Wednesday, 10 June 2015 7:40 AM
To: Rates2
Subject: ICR127708 - RV.10 - FW: Attention RATES- Proposed Preferential Rating System
Attachments: 201506041416.pdf

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

From: Paul Hunter [mailto:Paul@hfs.net.au]
Sent: Tuesday, 9 June 2015 6:49 PM
To: Records Officer
Subject: Attention RATES- Proposed Preferential Rating System

In reference to " proposed differential rates", I would like to make comment that I strongly OPPOSE such a system. Given that for many many years, Karratha property prices and valuations for the GRV have been rising strongly, the City of Karratha was very happy to charge rates based on these valuations, over that extended period of time. It should also be said that rents for that extended period also rose, which meant that landowners and landlords had the funds to pay these high "rates" to council, as well as cover the other high costs of owning and maintaining property in Karratha. We as ratepayers have lived under the GRV rate system for as long as I can remember, in good times and in bad. Now, City of Karratha wants to change the goal posts and charge ratepayers even higher rates, when we are experiencing rent reductions of up to 70% and property prices that on average have fallen as much as 60%.

To be brutally honest, for City of Karratha, to install the preferential rating system, it would cause huge financial distress to ratepayers who are already under enormous financial stress, as a result of the collapsing property market. Financially disastrous to ratepayers, both now and in the longer term. The impost to ratepayers would be far more than council clearly understands. The flow on effect would be a rush to sell properties in a market, that has already collapsed, because, to be quite frank, the preferential rates suggested make it unaffordable to keep and maintain the vast majority of properties in town.

Ratepayers are having to suffer and adjust to the collapsing property market, which means we are tightening our belts and reducing costs wherever possible and cutting maintenance wherever we can, just to survive. Surely, council should do the same and downsize to accommodate for the declined market. We are all suffering and council is suggesting to add to it!

Not fair, not just, simply just not right!

I have been complaining to the WA Govt regarding Land Tax rates and they point to the GRV valuations, which are done each 3 years and form the basis of Land Tax Rates, as well as Council Rates and I understand these new valuations were done this year and I was looking forward to reduced Land Tax Rates and Council Rates, to take some of the financial pressure off and just to survive the downturn in the market. If this pressure is not taken off by state and local govt rates, then, I know I will be selling down in an already depressed market and further adding to the overall downturn of the market and the financial woes, of already " shell-shocked" ratepayers.

I would be absolutely disgusted if this new rating system is introduced and it would force myself to take a massive loss on my long term investment, just not right! You simply cannot kick the ratepayer, when things are on the up, as well as kick him, when things are massively on the down, you cannot have it both ways.

Sincerely,

Paul Hunter
Owner Unit 11 & 12 KVSC, Sharpe Avenue, Karratha, WA, 6714

SUBMISSION 9

8th June 2015

Elizabeth Bource
Scheveninger Pty.Ltd.
10/110 Beaconsfield Pd
Albert Park 3206

City of Karratha,
P.O. Box 219,
Karratha 6714

CITY OF KARRATHA RECEIVED	
12 JUN 2015	
Action By:	Dennis Turner
File No:	RY.10
Document ID:	1CR127720
CC:	Sheidon Dyden

Dear Sir,

Re: Differential Rates Model 2015/2016

L 1969 Anderson Road, Karratha

I strongly object to any increase in the rates. The whole country is suffering from the down fall of the Mining Industry and I understand the Pilbara Region probably more than most, it is totally unrealistic you would consider any increase in this economic climate, instead of increasing the rates by such an enormous amount you should be decreasing them to help the remaining community. It's my understanding there is between 30 - 40% of properties vacant with little or no hope of renting or selling them. As we have just finished paying for the Low/High voltage cables (which were probably unnecessary at this stage), to expect rate payers to pay increased rates is incongruous. Any projects in the pipeline should be cancelled or put on hold until the economy is back on its feet.

If the council has made some bad decisions because of lack of foresight regarding the Mining Industry the rate payers should not be held responsible for the short fall.

I am a retiree and rely heavily on the income from my property. I have already had to reduce my rental considerably and allow the tenant to stay on a monthly basic instead of a lease, I would find it very upsetting to loose my tenant because of these extra charges and any charges that may follow.

Yours faithfully

Elizabeth Bource

SUBMISSION 10

CITY OF KARRATHA
RECEIVED

15 JUN 2015

Action By: *Denny Turner*
File No: RV-10:
Document ID: *ICP 127787*
CC: *Shenden Dyden*
*Kay McDermott**Karratha*
MOTEL12th June 2015Shire of Roebourne
Rates Department
P O Box 219
Karratha WA 6714

Dear Sir / Madam

DIFFERENTIAL RATES**A54568 - 1-3 DWYER PLACE, MILLARS WELL**

I refer to your letter of 29th May 2015 regarding proposed increase to the 2015/2016 differential rates. We would like to lodge our strongest objection to a further increase in rates for the above property; especially being 22.2% v's the stated 4% across the board!

As per our initial correspondence of February 2014 and subsequent replies from Rates Officers Tara Ritchie and Caine Chandler - we would also like to once again raise our objection to the rating category of "Transient Workforce Accommodation" being applied to the property.

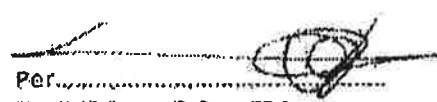
The most recent communications included an acknowledgement that the council was well aware that this rating category indeed does not suit a group of properties including our own, and the matter was being addressed. Nothing however appears to have progressed on this however?

Secondly I would like to question why a property owned by a group of small Mums and Dads, using their life savings and super funds (not some multinational resource company) whilst already under severe financial duress has over the past three years subjected to rates increases of 21.1%, 6.0% and now a further 22.2% whilst the across the board increases have been only 6%, 6% and now 4%?

That's a total increase in our rates of 49.3% v's 16% across the board!
Why?

In addition to the 49.3% increase in rates imposition, our capacity to pay has reduced by 61.6% during the same period.

If your goal is to once and for all eliminate small business from the city, you certainly appear to be on the correct path.

Yours faithfully
FINESSER PTY LTD
Per:
Kevin S Berry B Bus CPA
Director
Tel: 08 9367 4199 Mail: P O Box 302, Como WA 6952

Submission 11

15 June 2015

City of Karratha
PO Box 219
Karratha WA 6714

CITY OF KARRATHA RECEIVED
15 JUN 2015
Action By: <i>Ray mc Dermott</i>
File No: <i>PR 12 7786</i>
Document ID:
CC: <i>Sheldon Dryden</i>
<i>Dana Turner</i>

DESMOND ROTHE

14A Peirl Way
Karratha WA 6714

RE: ADVERTISED DIFFERENTIAL RATES MODEL 2015/16

Dear Councillors,

Thank you for your correspondence dated 2 June 2015.

Calculations base on the information provided in the correspondence show the increase in the rate in the dollar being from 0.057664 to 0.077202, which equates to an increase of 33.88%.

The impact that this increase has on the rates for properties in Hedland Place are as follows:

Address	2014/15	2015/16	% Increase
1/11 Hedland Place, Karratha	\$5,892.40	\$6539.01	10.97
3/11 Hedland Place, Karratha	\$1,469.28	\$1,877.55	27.77
4/11 Hedland Place, Karratha	\$1,655.53	\$1,880.64	13.59
7/11 Hedland Place, Karratha	\$2,245.44	\$2,459.66	9.54
2/11 Hedland Place, Karratha	\$1,608.83	\$1,938.54	20.49

My property in Crane Circle:

2 Crane Circle, Karratha	\$5,275.65	\$7,264.86	37.77
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There are many small businesses in Karratha that are suffering from the downturn in the local economy, like many large businesses they have had to cut back on overall expenditure, expansion and introduce massive cost savings in order for them to survive while trying to remain viable. An increase in rates quite possibly will cause more businesses to fold.

Surely the fact that GRV's have come down is a true indication that prices have come down mainly due to oversupply and competition.

From press releases, it appears that the City of Karratha are budgeting for a 4% increase in rate income. To assist local businesses 'survive' the local downturn I would expect the City of Karratha to announce a rate decrease, to not only assist the local businesses who are suffering, but to demonstrate tight financial control and management of spending as opposed to proceeding with projects and spending that to my mind could easily be delayed reassessed.

Please consider.

Yours faithfully



DESMOND ROTHE
Property Owner and Rate Payer, Karratha

SUBMISSION 12

GAS CITY TRANSPORT Pty Ltd
ABN 32 145 330 034

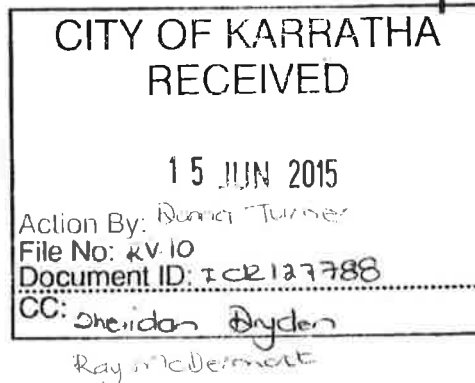
Postal: PO Box 1479
Karratha, WA - 6714
Phone: 9185 2878
Mobile: 0400 651 362
Fax: 9185 6979
Email: admin@gascitytransport.com.au

15 June 2015

City of Karratha

PO Box 219

KARRATHA WA 6714



Dear Ray McDermott

DIFFERENTIAL RATES

I am submitting my comments in response to your letter dated 2 June 2015, regarding the property I own at the location in the table set out below.

Rate Assessment	A69890
Property Owner	Michael Andrew ROWE
Location	L2 Cherratta Road Karratha Industrial Estate WA
Previous: \$2,739.04	Proposed: \$3818.50

I object to the proposal to increase the rates for one of my property in the LIA for the following reasons:

- I fail to see why the value of industrial land in the LIA has increased given the downturn in properties
- The rental market has decreased and continues to drop

The proposed increases are unrealistic and will place undue pressure on my business which is struggling to stay afloat given the downturn in the transport industry here in Karratha.

I would like an opportunity to meet with you personally.

I await your response, and an appointment date and time to discuss this matter.

Yours faithfully


Michael Andrew Rowe

MANAGER GAS CITY TRANSPORT

SUBMISSION 12

KTEQ RENTALS Pty Ltd

ABN 48 133 033 986

Po Box 1479
Karratha WA 6714
Phone: 9185 2878
Mobile: 0407 476 344
Fax: 9185 6979
Email: admin@kteqrentals.com.au

15 June 2015

City of Karratha

PO Box 219

KARRATHA WA 6714

CITY OF KARRATHA RECEIVED

15 JUN 2015

Action By: Danna Turner

File No: RY-10

Document ID: 102-1791

CC: brian Dryden

Ray McDermott

Dear Ray McDermott

DIFFERENTIAL RATES

I am submitting my comments in response to your letter dated 2 June 2015, regarding the property I own at the location in the table set out below.

Rate Assessment	A89167
Property Owner	Michael Andrew ROWE
Location	Lot 103 Exploration Drive Gap Ridge WA
Previous: \$10,956.16	Proposed: \$20,901.24

I strongly object to the proposal to double the rates for one of my property at Gap Ridge for the following reasons:

- I fail to see how the value of industrial land has doubled, when overall property values have decreased; and
- The rental market has decreased and continues to drop

The proposed increases are unrealistic and will place undue pressure on my business which is struggling to stay afloat given the downturn in the transport industry here in Karratha.

I would like an opportunity to meet with you personally.

I await your response, and an appointment date and time to discuss this matter.

Yours faithfully



Michael Andrew Rowe

MANAGER KTEQ RENTALS

For