

# Special Council Meeting

30 May 2022

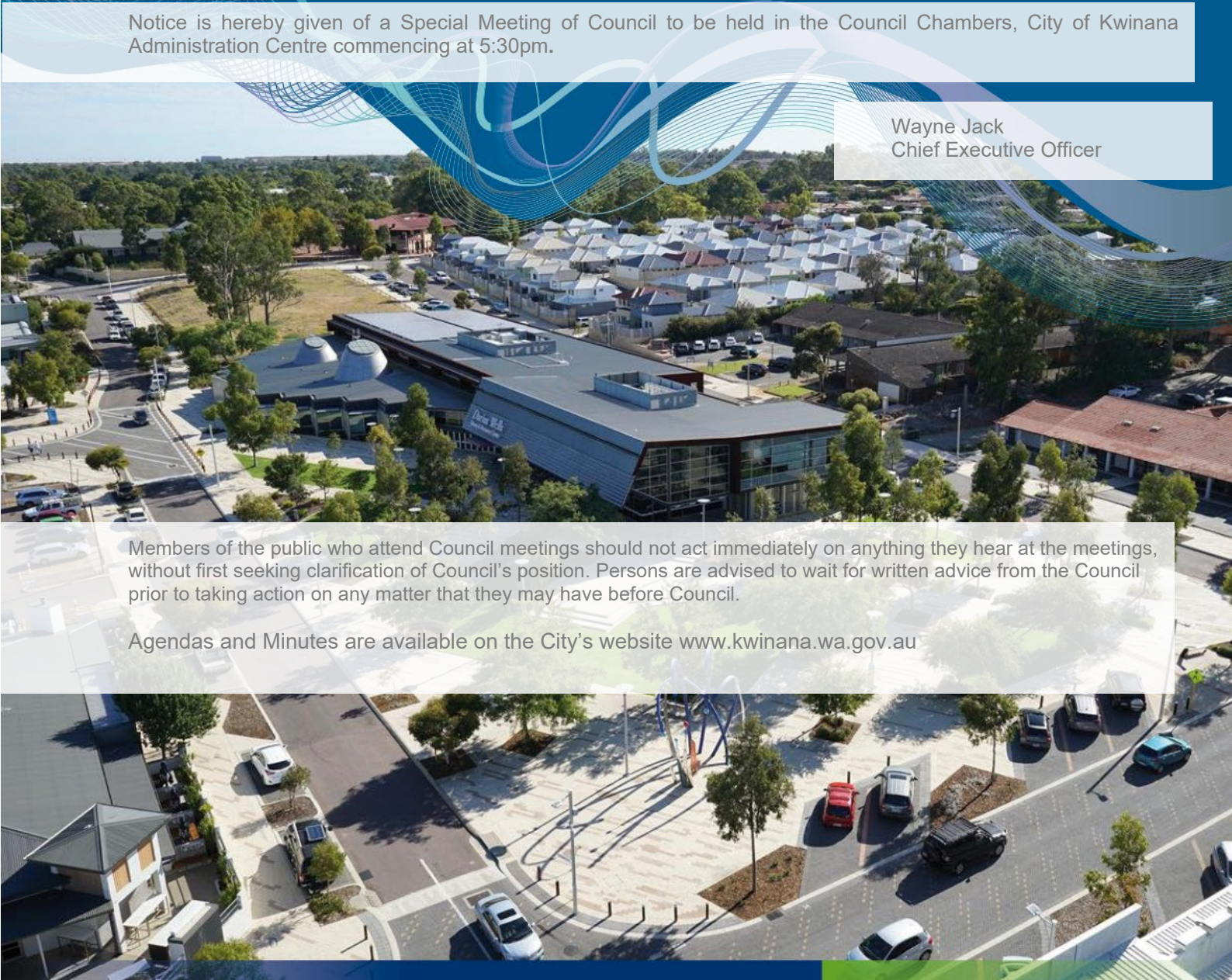
## Agenda

Notice is hereby given of a Special Meeting of Council to be held in the Council Chambers, City of Kwinana Administration Centre commencing at 5:30pm.

Wayne Jack  
Chief Executive Officer

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

Agendas and Minutes are available on the City's website [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)



## Order Of Business

<b>1</b>	<b>Opening and Announcement of Visitors .....</b>	<b>3</b>
<b>2</b>	<b>Welcome to Country and Acknowledgement of Country .....</b>	<b>3</b>
<b>3</b>	<b>Dedication .....</b>	<b>4</b>
<b>4</b>	<b>Attendance, Apologies, Leave(s) of Absence (Previously Approved) .....</b>	<b>4</b>
<b>5</b>	<b>Public Question Time .....</b>	<b>4</b>
<b>6</b>	<b>Receiving of Petitions, Presentations and Deputations .....</b>	<b>4</b>
6.1	Petitions .....	4
6.2	Presentations .....	5
6.3	Deputations.....	5
<b>7</b>	<b>Declarations of Interest (Financial, Proximity, Impartiality – both Real and Perceived) by Members and City Officers .....</b>	<b>5</b>
<b>8</b>	<b>Requests for Leave of Absence .....</b>	<b>6</b>
<b>9</b>	<b>Reports .....</b>	<b>7</b>
9.1	Consideration of Advertised Differential Rates Submissions and Request for Ministerial Approval of 2022/2023 Proposed Differential Rates and Minimum Payments .....	7
<b>10</b>	<b>Reports of Elected Members .....</b>	<b>38</b>
<b>11</b>	<b>Mayoral Announcements .....</b>	<b>38</b>
<b>12</b>	<b>Close of Meeting .....</b>	<b>38</b>

## 1 OPENING AND ANNOUNCEMENT OF VISITORS

Presiding Member to declare the meeting open and welcome all in attendance.

Presiding Member to announce that the Ordinary Council Meeting is being live streamed and recorded in accordance with the City's Live streaming and Recording Council Meetings policy.

By being present at this meeting, members of the public consent to the City recording and livestreaming their image and/or voice.

## 2 WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY

**Councillor Barry Winmar to present the Welcome to Country:**

*"Ngullak nyinniny kooralong koora ngullak noitj nidja noongar boodjar. Noongar moort djoorapiny nyinniny nidja ngulla quopadok noongar boodjar kooralong.*

From the beginning of time to the end, this is Noongar Country. Noongar people have been graceful keepers of our nation for many, many years.

*Ngalla djoorapiny maambart boodjar ngallak bala maambart quop ngalla koort djoorapiny nidja ngalla mia mia nyinniny noongar boodjar.*

We respect the earth our mother and understand that we belong to her - she does not belong to us. In all her beauty, we find comfort, wellbeing, and life that creates a home for everyone that has become a keeper of Noongar Country.

*Djinanginy katatjin djoorapiny nidja weern noongar boodjar ngalla mia mia boorda.*

Look, listen, understand and embrace all the elements of Noongar Country that is forever our home.

*Kaya wandju ngaany Barry Winmar Wadjuk Ballardong maaman ngaany koort djoorapiny noonook nidja Noongar boodjar daadjaling waankganiny noitj Noongar Boodjar.*

Hello and welcome my name is Barry Winmar and I am a Whadjuk Ballardong man my heart is happy as we are gathered on Noongar country and speaking here on Noongar Country"

**Presiding Member to read the Acknowledgement of country:**

*"It gives me great pleasure to welcome you all here and before commencing the proceedings, I would like to acknowledge that we come together tonight on the traditional land of the Noongar people and we pay our respects to their Elders past and present."*

### 3 DEDICATION

**Councillor Matthew Rowse to read the dedication:**

*"May we, the Elected Members of the City of Kwinana, have the wisdom to consider all matters before us with due consideration, integrity and respect for the Council Chamber. May the decisions made be in good faith and always in the best interest of the greater Kwinana community that we serve."*

### 4 ATTENDANCE, APOLOGIES, LEAVE(S) OF ABSENCE (PREVIOUSLY APPROVED)

**Apologies:**

**Leave(s) of Absence (previously approved):**

Councillor D Wood from 11 May 2022 to 19 June 2022 inclusive.

### 5 PUBLIC QUESTION TIME

In accordance with the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996*, any person may during Public Question Time ask any question.

In accordance with Regulation 6 of the *Local Government (Administration) Regulations 1996*, the minimum time allowed for Public Question Time is 15 minutes.

A member of the public who raises a question during Question Time is to state his or her name and address.

Members of the public must provide their questions in writing prior to the commencement of the meeting. A public question time form must contain all questions to be asked and include contact details and the form must be completed in a legible form.

Please note that in accordance with Section 3.4(5) of the *City of Kwinana Standing Orders Local Law 2019* a maximum of two questions are permitted initially. An additional question will be allowed by the Presiding Member if time permits following the conclusion of all questions by members of the public.

### 6 RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

#### 6.1 PETITIONS

A petition must –

- be addressed to the Mayor;
- be made by electors of the district;
- state the request on each page of the petition;
- contain at least five names, addresses and signatures of electors making the request;
- contain a summary of the reasons for the request;
- state the name of the person to whom, and an address at which, notice to the petitioners can be given; and



be respectful and temperate in its language and not contain language disrespectful to Council.

The only motion which shall be considered by the Council on the presentation of any petition are –

that the petition be received;  
that the petition be rejected; or  
that the petition be received and a report prepared for Council.

## **6.2 PRESENTATIONS**

In accordance with Clause 3.6 of the *Standing Orders Local Law 2019* a presentation is the acceptance of a gift, grant or an award by the Council on behalf of the local government or the community.

Prior approval must be sought by the Presiding Member prior to a presentation being made at a Council meeting.

Any person or group wishing to make a presentation to the Council shall advise the CEO in writing before 12 noon on the day of the meeting. Where the CEO receives a request in terms of the preceding clause the CEO shall refer it to the presiding member of the Council committee who shall determine whether the presentation should be received.

A presentation to Council is not to exceed a period of fifteen minutes, without the agreement of Council.

## **6.3 DEPUTATIONS**

In accordance with Clause 3.7 of the *Standing Orders Local Law 2019*, any person or group of the public may, during the Deputations segment of the Agenda with the consent of the person presiding, speak on any matter before the Council or Committee provided that:

the person has requested the right to do so in writing addressed to the Chief Executive Officer by noon on the day of the meeting;  
setting out the agenda item to which the deputation relates;  
whether the deputation is supporting or opposing the officer's or committee's recommendation; and  
include sufficient detail to enable a general understanding of the purpose of the deputation.

A deputation to Council is not to exceed a period of fifteen minutes, without the agreement of Council.

## **7 DECLARATIONS OF INTEREST (FINANCIAL, PROXIMITY, IMPARTIALITY – BOTH REAL AND PERCEIVED) BY MEMBERS AND CITY OFFICERS**

Section 5.65(1) of the *Local Government Act 1995* states:

A member who has an interest in any matter to be discussed at a council or committee meeting that will be attended by the member must disclose the nature of the interest —

in a written notice given to the CEO before the meeting; or  
at the meeting immediately before the matter is discussed.

Section 5.66 of the *Local Government Act 1995* states:

If a member has disclosed an interest in a written notice given to the CEO before a meeting then —

before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and

at the meeting the person presiding is to bring the notice and its contents to the attention of the persons present immediately before the matters to which the disclosure relates are discussed.

## **8 REQUESTS FOR LEAVE OF ABSENCE**

## **9 REPORTS**

### **9.1 CONSIDERATION OF ADVERTISED DIFFERENTIAL RATES SUBMISSIONS AND REQUEST FOR MINISTERIAL APPROVAL OF 2022/2023 PROPOSED DIFFERENTIAL RATES AND MINIMUM PAYMENTS**

#### **SUMMARY**

This report has been prepared for Council to consider submissions received as part of the advertising of the proposed differential rates, and to authorise a request to the Minister for Local Government, Sport, and Cultural Industries (Minister) to approve the proposed differential rates prior to the adoption of the rates through the budget process.

At the Ordinary Council Meeting of 27 April 2022, Council resolved to advertise the Statement of Objects and Reasons and proposed differential rates and minimum payments for the 2022/2023 financial year, in accordance with the *Local Government Act 1995 (LG Act)*. The advertisement, that was placed in The Sunday Times newspaper on 1 May 2022 and the Sound Telegraph newspaper on 4 May 2022, called for public submissions until the close of business on 23 May 2022. In addition to the public notices required by the *LG Act*, the City advertised the proposal to levy differential rates through social media.

Copies of the public notice and Statement of Objects and Reasons were made available for public inspection at the City's Administration Building and on the City's website. Landowners within the General Industry (UV) rate category were also written to regarding the proposed differential rate for their properties. At the expiration of the statutory advertising period, 63 submissions had been received.

#### **OFFICER RECOMMENDATION**

**That Council:**

- 1. Request the Chief Executive Officer proceed with the budget preparation based on the Statement of Objects and Reasons contained in Attachment A.**
- 2. Authorise the Chief Executive Officer to proceed with the application for Ministerial Approval of the adopted differential rates for:**
  - (a) GRV Vacant Residential Minimum Payment; and**
  - (b) UV General Industry Differential General Rates.**

#### **DISCUSSION**

The purpose of levying rates is to meet the City's budget requirements led by its objectives, strategies and activities, as detailed in its various plans, in order to deliver services and community infrastructure each financial year. Rates income is a significant part of the City's revenue needed to meet these strategic objectives.

Consistent with the City's Long Term Financial Plan (LFTP) adopted by Council in December 2021, Council resolved at the Ordinary Council Meeting of 27 April 2022 to advertise a 3.95% rate increase for all but two rating categories (Improved Special Residential and Vacant Non-Residential). Both the Improved Special Residential and Vacant Non-Residential rating categories are part of the harmonisation process that was started in 2019, to remove the discount relative to the other residential rating categories, thereby removing an artificial subsidy. Increases of 7.15% and 13.77% respectively, were advertised for these two rating categories. Essentially, the harmonisation process removes the use of differential rates for these rate categories.

The City of Kwinana's 2022/2023 advertised proposed differential rates are provided in Table 1 and 2 below, with the rates income model shown at Table 4.

*Table 1 – Advertised Proposed Differential Rate in the Dollar and Minimum Payments for GRV Rating Categories*

<b>GRV 2022/2023 Rate Categories</b>	<b>2022/2023 Minimum Payment (\$)</b>	<b>2022/2023 Rate in Dollar (\$)</b>	<b>Average Variation from 2021/2022</b>
Improved Residential	\$1,126	0.10247	3.95%
Improved Special Residential	\$1,126	0.09927	7.15%
Improved Commercial & Industrial	\$1,466	0.10222	3.95%
Vacant Non-Residential	\$1,126	0.16825	13.77%
Vacant Residential	\$1,126	0.18392	3.95%

*Table 2 – Advertised Proposed Differential Rate in the Dollar and Minimum Payments for UV Rating Categories*

<b>UV Rate Categories</b>	<b>2022/2023 Minimum Payment (\$)</b>	<b>2022/2023 Rate in Dollar (\$)</b>	<b>Average Variation from 2021/2022</b>
General Industry	\$1,466	0.01912	3.97%
Rural	\$1,126	0.00551	3.96%
Mining & Industrial	\$1,466	0.00920	3.95%

Advertising of the proposed differential rates for 2022/2023 took place within The Sunday Times newspaper on 1 May 2022 and the Sound Telegraph newspaper on 4 May 2022, and the public notice was available on the City's website. The City also used social media to inform the community of the Council's intention to levy differential rates. Landowners within the General Industry rate category were also written to regarding the proposed differential rate for their properties. The notice called for submissions to the proposal, with a closing date of 23 May 2022 (not less than 21 days). 63 submissions were received. Consideration of these submissions is contained within Attachment B.

*Table 3 – Submissions*

<b>Rating Category</b>	<b>Quantity</b>
<b>GRV</b>	
Improved Residential	35
Improved Special Residential	28
Improved Commercial and Industrial	0
Vacant Residential	0
Vacant Non-Residential	0
<b>UV</b>	
General Industrial	0
Mining and Industrial	0
Rural	0
<b>Total submissions</b>	<b>63</b>



In summary, items raised by ratepayers as concerning them were:

- the proposed increases are more than CPI and will add financial pressures to households when they are already facing an increased cost of living;
- lack of services provided by Council;
- lack of transparency when advertising its intention to levy differential rates

### **Impact on households during this time of increased cost of living**

As discussed earlier in this report, the City provides a number of services and facilities to the Kwinana community as planned for in the Strategic Community Plan (SCP) and contained in the LTFP. The demand for services and facilities also grows as the City's population grows thereby impacting budgets. During consultation with the community as part of the development of the SCP it was identified that the Local Government Cost Index (LGCI) provides a better index for the setting of rates with forecasts based on the LGCI as it was at that point of time.

Importantly, in order to maintain the levels of services agreed with the community, Council has to continue to invest in the context of extraordinary inflationary pressure. The LGCI index provided by WALGA that assists local governments in forecasting real inflation of costs for services within the local government industry reported for the December 2021 quarter, the LGCI was calculated at 5.7%. While the LGCI does average out all cost drivers in Local Government, it is relevant to also note that the City has a number of large contracts, such as the waste contract, that are tied to CPI, which is 7.64% to March 2022.

The City is constantly reviewing budgets and plans to ensure that levels of service agreed with the community is maintained, while ensuring services are financially efficient, and savings are made where possible. In effect, the proposal by the City is to find additional savings in the budget, rather than pass on the full cost increase based on a LGCI rate of 5.7%. This approach recognises that the underlying cost of living increase to the community is higher than it has been for many years. It should be noted though, this approach will ultimately have an effect on the City's overall sustainability and will need to be managed through further efficiencies. A key focus to ensure the financial sustainability of the Council has been to ensure funding is applied to asset renewal. The significant rise in construction costs could have an impact on this and will need to be monitored and also provides further support to the proposed rate increase.

A small number of submissions did make comment about neighbouring Councils rate increases. It is difficult to make a comparison against other Councils proposed rate increases as they all have different financial and operating issues that they are contending with in terms of capital programme delivery, what their financial strategy is, and the strength of any financial reserves – if at all.

### **Lack of services**

The City provides services and facilities for the community within the parameters of the LTFP, which incorporates significant feedback from all stakeholders including ratepayers and residents. The City has recently completed a SCP process, and surveyed the community regarding current and desired services. The SCP process determined a high-level of satisfaction with existing services and limited desire to add to the existing suite of services. Should the community be seeking new services, it would be necessary to consult the community on the desired levels of service and willingness to pay for these additional services.

**Lack of transparency when advertising its intention to levy differential rates**

The City has met all of the *Local Government Act 1995* regulations. The notice was advertised in the statewide publication, The Sunday Times, in the local newspaper, The Sound Telegraph, the City's official website and in addition to this, it was also posted on the City's social media page. All communications also referred to the Statement of Objects and Reasons and how to obtain a copy of those, as well as how to make a submission.

Although the Regulations allow for comment to be made on any matter in response to a process of consultation on differential rates, it is relevant that the requirement to advertise proposed rates is only created where it is proposed that differential rates will be imposed (i.e. it is not a requirement that the City advertise rates normally, and the community can communicate with the City at any time on other matters). In response to the consultation on the specific issue of differential rates, the City has received 28 objections to the differential rate proposed in the Improved Special Residential category. Specifically, the objection is to the intention to increase the rates paid at an individual level by an average of 7.15%.

Differential rates should be used to artificially increase rates over the general rates, to meet unusual costs or additional services provided to a single class of ratepayer (examples of common additional costs or services include special roading needs or investment in economic development), rather than to artificially discount rates at the cost of other ratepayers. In the case of the Improved Special Residential class of ratepayers, differential rates have been used to artificially discount their rates. While the common claim is that these properties have a lower perceived amenity than other properties, amenity is a consideration of the Valuer General when determining the property Gross Rental Value – accordingly, to the extent that the amenity of this land negatively (or positively) affects the property value (and therefore obligation to a share of rates), this is already accounted for in the valuation. As such, the use of the differential rate results in an inequitable discount to this class of ratepayer, which is funded by all other ratepayers. In effect, the objection to the process to remove this differential rate class is a request for this land to receive a rate discount, to be funded by other ratepayers. Although the objections note lack of amenity (e.g. footpaths) as a justification for their rates being discounted, as these factors are already considered in the determination of Gross Rental Value, the rates paid are already reduced to the extent that this amenity affects property value. Accordingly, the objectors are seeking an additional discount, funded by other ratepayers, without any further justification. Although it would be fair and equitable to correct this anomaly in one year, the approach that the City has taken is to phase this discount out over a number of years.

With regard to consulting with the community more broadly on the provision of levels of service and rates, this occurs as part of the Strategic Community Planning (SCP) process, which includes a basis for future rate increases, new levels of service and projects that will require additional rates, and the 20 year long term financial plan.

Table 4 below provides a summary of the proposed rates.

Table 4 – Rates model based on rateable values as at 20 May 2022

2021/2022 Proposed Rates	2022/23 Proposed Rate in Dollar	2022/23 Proposed Minimum Payment	Number of Properties	2022/23 Proposed Rates
<b>Non-Minimum Rated</b>				
<b>GRV</b>				
Improved Residential	0.10247	\$1,126	13,865	\$21,266,353
Improved Special Residential	0.09927	\$1,126	831	\$1,687,439
Improved Commercial and Industrial	0.10222	\$1,466	512	\$11,470,820
Vacant Residential	0.18392	\$1,126	410	\$1,284,343
Vacant Non Residential	0.16825	\$1,126	57	\$895,040
<b>UV</b>				
General Industrial	0.01912	\$1,466	3	\$2,317,344
Mining and Industrial	0.00920	\$1,466	34	\$470,387
Rural	0.00551	\$1,126	133	\$1,260,143
<b>Non-Minimum Rated Total</b>			<b>15,845</b>	<b>\$40,651,867</b>
<b>Minimum Rated</b>				
<b>GRV</b>				
Improved Residential	0.10247	\$1,126	2,476	\$2,787,976
Improved Special Residential	0.09927	\$1,126	4	\$4,504
Improved Commercial and Industrial	0.10222	\$1,466	64	\$93,824
Vacant Residential	0.18392	\$1,126	1,110	\$1,249,860
Vacant Non Residential	0.16825	\$1,126	21	\$23,646
<b>UV</b>				
Mining and Industrial	0.00920	\$1,466	1	\$1,466
Rural	0.00551	\$1,126	9	\$10,134
<b>Minimum Rated Total</b>			<b>3,685</b>	<b>\$4,171,410</b>
<b>Grand Total</b>			<b>19,530</b>	<b>\$44,823,277</b>

The Statement of Objects and Reasons is contained within Attachment A.

### Recommendation

Officers recommend that the Council affirm its commitment to a rate increase of 3.95% and the continuation of the removal of the discounts to the Improved Special Residential and Vacant Non-Residential rating categories. It is considered that the proposed rate strikes a balance between maintaining community desired levels of service, while limiting the impact on financial sustainability and the cost of living impacts to the community. It is recognised that there are cost pressures being experienced by all groups, including the community. The proposed rate is below the LGCI of 5.7% and is based on a financially prudent approach while also requiring further efficiencies to be obtained.

Similarly, it is recommended that the phasing out of the discounted Improved Special Residential and Vacant Non-residential rates classes is maintained. The removal of the rates classes addresses the inequity of applying an artificial subsidy to a class of ratepayer at the cost of other ratepayers. As noted above, local amenity is a consideration in determining the Gross Rental Value, so any perception that an Improved Special Residential property has a lower level of amenity than an Improved Residential property, is already accounted for within the valuation. The alternative of simply removing the rate category in one go is not supported, with a phased approach preferred, as has been the approach of Council in previous years.

## Application to the Minister

Based on the proposed advertised differential rates, it is a requirement that the City seek approval of the Minister to impose differential rates for:

1. UV General Industry rate in the dollar is more than twice the value of the lowest UV rating category, Rural.
2. The number of properties on minimum payment within the Vacant rating category is more than 50% for that rating category.

It is recommended that Council resolve to request the Chief Executive Officer to proceed with preparing a draft budget, on the basis of the advertised differential rates, and to make the required application to the Minister.

## STRATEGIC IMPLICATIONS

There are no strategic implications as a result of this proposal.

## SOCIAL IMPLICATIONS

There are no social implications as a result of this proposal.

## LEGAL/POLICY IMPLICATIONS

*Local Government Act 1995 section 6.33(3) states:*

*Differential general rates*

- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*

*Section 6.33 modified (differential general rates)*

- (1) *In this clause –*

**Relevant rate**, of a local government, means a proposed differential general rate of the local government that under section 6.33(3) cannot be imposed without the approval of the Minister.

- (2) *Section 6.33(3) is modified as set out in this clause in relation to a relevant rate of a local government if –*

a. *As a consequence of the COVID-19 pandemic, the local government resolves (whether before or after commencement day) that no proposed differential general rate of the local government will exceed the corresponding differential general rate that was imposed by the local government in the 2019/20 financial year; and*

b. *The local government obtained the Minister's approval under section 6.33(3) to impose in the 2019/20 financial year a differential general rate corresponding to the relevant rate.*

- (3) *The local government is not required to obtain the approval of the Minister under section 6.33(3) to impose the relevant rate.*



*Local Government Act 1995 section 6.35 states:*

*Minimum payment*

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
  - (a) 50% of the total number of separately rated properties in the district; or*
  - (b) 50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.*
- (4) A minimum payment is not to be imposed on more than the prescribed percentage of —*
  - (a) the number of separately rated properties in the district; or*
  - (b) the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.*
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*

## **FINANCIAL/BUDGET IMPLICATIONS**

The estimated rate revenue of \$44,823,277 as at 20 May 2022 directly impacts the funds available to deliver services and programs in the 2022/2023 budget.

## **ASSET MANAGEMENT IMPLICATIONS**

There are asset management implications as a result of this report due to the delivery of City's services and programs being based on the amount of revenue that is included in the budget.

## **ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS**

There are environmental implications as a result of this report due to the delivery of City's services and programs being based on the amount of revenue that is included in the budget.

## **COMMUNITY ENGAGEMENT**

The proposed rates were advertised by local public notice in The West Australian newspaper on 1 May 2022 and in the Sound Telegraph newspaper on 4 May 2022, detailing each rate in the dollar and minimum payment. The City's social media also informed the community of the proposal to levy differential rates. A submission period of 21 days was provided. Submissions closed at 5pm, 23 May 2022 and 63 submissions were received.

The following additional engagement also took place:

- Information was made available on the City's Website outlining the intention to raise differential rates and minimum payments and details on how to make a submission.
- Landowners within the General Industry (UV) rate category were also written to regarding the proposed differential rate for their properties.

## **ATTACHMENTS**

### **A. Statement of Objects and Reasons - Rating Strategy 2022/23**

**B. Summary of Submissions**

## ATTACHMENT A



## STATEMENT OF OBJECTS AND REASONS FOR DIFFERENTIAL RATE CATEGORIES 2022/2023

In accordance with section 6.36 of the *Local Government Act 1995* and the Council's "Notice of Intention to Levy Differential Rates and Minimum Payments", the following information details the objects and reasons for each of the proposed differential rating categories.

### Summary

The following are the proposed Differential General Rates and Minimum Payments for the City of Kwinana for the 2022/2023 financial year, to be effective from 1 July 2022.

GRV Rate Categories	Minimum Payment (\$)	Rate in \$	% Change
GRV Improved Residential	1,126	0.10247	3.95%
GRV Improved Special Residential	1,126	0.09927	7.15%
GRV Vacant Residential	1,126	0.18392	3.95%
GRV Vacant Non Residential	1,126	0.16825	13.77%
GRV Improved Commercial and Industrial	1,466	0.10222	3.95%
UV Rate Categories	Minimum Payment (\$)	Rate in \$	% Change
UV General Industry	1,466	0.01912	3.97%
UV Rural	1,126	0.00551	3.96%
UV Mining and Industrial	1,466	0.00920	3.95%

The above rate model is estimated to yield \$44,823,277 in rate revenue based on the information current at 20 May 2022.

### What are Rates?

Rates are a tax levied on all rateable properties within the boundaries of the City of Kwinana in accordance with the *Local Government Act 1995*. The overall objective of the proposed rates in the 2022/2023 Budget is to provide for the net funding requirements of the City's services, activities, financing costs and the current and future capital requirements of the City, after considering all other forms of revenue. The formulation of a rating system is about achieving a means by which Council can raise sufficient revenue to pay for the services it provides. Throughout Australia, the basis of using property valuations has been found to be the most appropriate means

#### Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

## ATTACHMENT A



of achieving rating equity; however, the achievement of a wholly equitable rating system for all properties, in all areas, is a difficult task if it is based on the property valuations alone. For this reason, there are refinement options made available, such as differential rating, that the City of Kwinana has elected to use. In Western Australia, land is valued by Landgate Valuation Services (Valuer General's Office – a State Government agency) and those valuations are forwarded to each Local Government. Two types of values are calculated – Gross Rental Value (GRV) which generally applies to urban, non-rural land; and Unimproved Value which generally applies to rural land.

### Rating Provisions – *Local Government Act 1995*

The *Local Government Act 1995* sets out the basis on which differential general rates may be based as follows:

#### *Section 6.32. Rates and service charges*

*(1) When adopting the annual budget, a local government –*

- 1. in order to make up the budget deficiency, is to impose\* a general rate on rateable land within its district, which rate may be imposed either –*
  - (i) uniformly; or*
  - (ii) differentially*

### Differential Rates

#### *Section 6.33. Differential general rates*

*(1) A local government may impose differential general rates according to any, or a combination, of the following characteristics –*

- (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*
- (b) a purpose for which the land is held or used as determined by the local government; or*
- (c) whether or not the land is vacant land; or*
- (d) any other characteristic or combination of characteristics prescribed.*

#### Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)



## ATTACHMENT A



*(2) Regulations may —*

*(a) specify the characteristics under subsection (1) which a local government is to use; or*

*(b) limit the characteristics under subsection (1) which a local government is permitted to use.*

*(3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*

*(4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*

*(5) A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation 1 is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.*

## Minimum Payments

### Section 6.35. Minimum Payment

*(1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*

*(2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*

*(3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*

*(a) 50% of the total number of separately rated properties in the district; or*

*(b) 50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.*

#### Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

## ATTACHMENT A



*(4) A minimum payment is not to be imposed on more than the prescribed percentage of —*

*(a) the number of separately rated properties in the district; or*

*(b) the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.*

*(5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*

*(6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*

*(a) to land rated on gross rental value; and*

*(b) to land rated on unimproved value; and*

*(c) to each differential rating category where a differential general rate is imposed.*

### Gross Rental Value (GRV)

Council has adopted differential rates in its Gross Rental Valuation area utilising the valuations supplied by the Valuer General's Office (VGO) for the following categories:

1. GRV Improved Residential
2. GRV Improved Special Residential
3. GRV Vacant Residential
4. GRV Vacant Non Residential
5. GRV Improved Commercial and Industrial

It is Council's intention to continue to achieve the rate harmonisation process to achieve a simplified rating structure comprising the following GRV rating categories by 2024/2025:

1. Improved Residential
2. Vacant
3. Improved Commercial and Industrial

#### Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

## ATTACHMENT A



The rates in the dollar are based on the general valuation as supplied by the Valuer General's Office (VGO) in respect of gross rental values (GRV's) effective from 1 July 2020. The VGO is required to maintain valuations of all rateable land in Western Australia for rating and taxing purposes. These values are assessed every three years by Landgate Valuers to complete what is known as a General Valuation. Every property is valued at a date set by the VGO and this is referred to as the Date of Valuation. Rating valuations are therefore assessed at a snapshot in time reflecting the property market for the local area at the same time. This ensures consistency and fairness in the allocation of rates.

**The current GRV has a date of valuation of 1 August 2018.** The GRV is determined by collecting rental evidence to determine the fair rental value for each property. The rental value for a house or other GRV property will be influenced by factors such as age, construction, size, car shelters, pools and location. As the GRV is currently assessed every three years, despite possible changes to the rental market, the GRV remains fixed until the next general valuation.

### Unimproved Valuation (UV)

Council has adopted the following differential general rating categories for UV properties:

1. UV General Industry
2. UV Mining and Industrial
3. UV Rural

The VGO determines unimproved values annually with a valuation roll provided to local governments. The City has completed rates modelling including the revaluations received in effect from 1 July 2022.

#### Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

## ATTACHMENT A



## Proposed Differential General Rates and General Minimum Payments

Following are the objects and reasons for each of the differential rating categories and minimum payments for the 2022/2023 financial year.

### GRV Improved Residential

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is zoned for the purpose of:

- (a) Residential under Local Planning Scheme No 2 and is not vacant land, excluding land held or used for Commercial purposes; or
- (b) Special Residential under Local Planning Scheme No 2 and is not vacant land; or
- (c) Town Centre Residential under Local Planning Scheme No 3 and is not vacant land; or
- (d) Kwinana Town Centre under Local Planning Scheme No 2 and is held or used for residential purposes or is residential under an approved Local Structure Plan and is not vacant land; or
- (e) Development under Local Planning Scheme No 2 and Residential under an approved Local Structure Plan and is not vacant land; or
- (f) Development under Local Planning Scheme No 2 and Mixed Use under an approved Local Structure Plan and is held or used for residential purposes and is not vacant land; or
- (g) General Industry under Local Planning Scheme No 2 and is held or used for residential purposes under non-conforming use rights.

The object of this rate is to apply a base differential general rate to land zoned and used for residential purposes and to act as the City's benchmark differential rate by which all other GRV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City.

#### Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 || **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)



## ATTACHMENT A



The proposed rate in the dollar for this category is 10.247 cents, with a minimum payment of \$1,126. It will be applied to 16,281 of the City's rateable properties and deliver 53.49% of the proposed rate income.

### GRV Improved Special Residential

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:

- (a) zoned for the purpose of:
  - (i) Special Rural under Local Planning Scheme No 2 and is not vacant land; or
  - (ii) Urban or Urban Deferred under the Metropolitan Region Scheme and is not vacant land; or
  - (iii) Rural A under Local Planning Scheme No 2 and is not vacant land; or
  - (iv) Rural Water Resource under Local Planning Scheme No 2 and is not vacant land; or
  - (v) Rural under the Metropolitan Regional Scheme and is not vacant land; or
  - (vi) Development under Local Planning Scheme No 2 and is not vacant land; or
  - (vii) Park, Recreation and Drainage under Local Planning Scheme No 2 and is not vacant land; or
  - (viii) Railways under Metropolitan Regional Scheme and is not vacant land; or
- (b) held or used for residential purposes under a Master Plan adopted pursuant to Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000* and is not vacant land; and
- (c) held or used for residential purposes referred to in paragraphs (a) or (b).

The object of this rate category is to provide a lower differential rate for proposed characteristics under Improved Special Residential a) (i) to (vi) which is consistent with access to and provision of services to residential properties in a rural setting.

The reason for this rate is to reflect the lower demand on City resources, such as, lower impacts on transport infrastructure, when compared to the other GRV differential rating categories.

**Administration**

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

## ATTACHMENT A



The proposed rate in the dollar for this category is 9.927 cents, with a minimum payment of \$1,126. It will be applied to 832 of the City's rateable properties and deliver 3.76% of the proposed rate income.

### GRV Vacant Residential

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is vacant land and is:

(a) zoned for the purpose of:

- i. Residential under Local Planning Scheme No 2; or
- ii. Special Residential under Local Planning Scheme No 2; or
- iii. Special Rural under Local Planning Scheme No 2; or
- iv. Rural A under Local Planning Scheme No 2; or
- v. Rural Water Resource under Local Planning Scheme No 2; or
- vi. Rural under Metropolitan Regional Scheme
- vii. Town Centre Residential under Local Planning Scheme No 2; or
- viii. Kwinana Town Centre under Local Planning Scheme No 2; or
- ix. Development under Local Planning Scheme No 2; or
- x. Urban or Urban Deferred under Metropolitan Regional Scheme;

and

(b) held for residential purposes.

The object of this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City.

The proposed rate in the dollar for this category is 18.392 cents, with a minimum payment of \$1,126. It will be applied to 1,500 of the City's rateable properties and deliver 5.77% of the proposed rate income.

#### Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

## ATTACHMENT A



### GRV Vacant – Non Residential

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is vacant land and is zoned for any other purposes/uses other than residential.

The object of this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City. The reason that this rate is lower than the Vacant Residential category is because these ratepayers are less likely to access all of the services and facilities provided by the City.

The proposed rate in the dollar for this category is 16.825 cents, with a minimum payment of \$1,126. It will be applied to 80 of the City's rateable properties and deliver 2.22% of the proposed rate income.

### GRV Improved Industrial and Commercial

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:

(a) zoned for the purpose of:

- (i) Light Industry under Local Planning Scheme No 2; or
- (ii) Commercial under Local Planning Scheme No 2; or
- (iii) Kwinana Town Centre under Local Planning Scheme No 2 and held or used for Light Industrial or Commercial purposes; or
- (iv) Mixed Business under Local Planning Scheme No 2; or
- (v) Special Use under Local Planning Scheme No 2; or
- (vi) General Town Centre under Local Planning Scheme No 3; or
- (vii) Shopping/Business under Local Planning Scheme No 3; or
- (viii) Market Square under Local Planning Scheme No 3; or
- (ix) Mixed Use under Local Planning Scheme No 2; or
- (x) Residential under Local Planning Scheme No 2 and held or used for Light Industrial or Commercial purposes; or

**Administration**

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

## ATTACHMENT A



- (xi) Development under the Local Planning Scheme No 2 and Mixed Use or any other purpose referred to in paragraph (a)(i)-(ix) under an approved Local Structure Plan; or
- (xii) Parks and Recreation under the Metropolitan Regional Scheme and held or used for Light Industrial or Commercial purposes; or
- (xiii) General Industry or Service Commercial under Local Planning Scheme No. 2; or
- (xiv) Public purposes under Local Planning Scheme No. 2 or Public purposes – special uses under the Metropolitan Regional Scheme and held or used for Light Industrial or Commercial purposes; or
- (xv) Park recreation and drainage under Local Planning Scheme No. 2 and held or used for Light Industrial or Commercial purposes
- (xvi) Special Rural under Local Planning Scheme No. 2 and held or used for Light Industrial or Commercial purposes
- (xvii) Industrial use under a Master Plan adopted pursuant to Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000*; or
- (xviii) Railways under the Metropolitan Regional Scheme; or
- (xix) Port installations under the Metropolitan Regional Scheme; or
- (xx) Industrial under the Metropolitan Regional Scheme; or
- (xxi) Rural A under Local Planning Scheme No. 2;

and

(b) is not vacant land.

The object of this rate category is to apply a higher differential rate so as to raise additional revenue to offset the increased costs associated with service provision to these properties.

The reason for this rate is that a higher differential rate is required to meet the higher level of service costs associated with Commercial and Industrial properties and the localities within which they are situated, including costs of:

**Administration**

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)



## ATTACHMENT A



- (a) provision and maintenance of transport and streetscape infrastructure including renewal/refurbishment infrastructure, car parking and traffic treatments; and
- (b) the management, administration and delivery of marketing activities aimed at enhancing the economic and social viability, and the general amenity of the Kwinana commercial and industrial areas.

The proposed rate in the dollar for this category is 10.222 cents, with a minimum payment of \$1,466. It will be applied to 575 of the City's rateable properties and deliver 25.65% of the proposed rate income.

### UV General Industry

Zoned for the purpose of General Industry under Local Planning Scheme No 2.

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to or associated with properties in this category.

The reason for this rate is to meet a significant proportion of the additional costs involved in servicing properties within this rate category, which include but are not limited to major outlays for transport infrastructure maintenance and renewal/refurbishment and significant costs relating to monitoring of land use and environmental impacts.

The proposed rate in the dollar for this category is 1.912 cents, with a minimum payment of \$1,466. It will be applied to 3 of the City's rateable properties and deliver 5.17% of the proposed rate income.

### UV Mining and Industrial

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is:

- (a) zoned for the purpose of Rural B under Local Planning Scheme No 2; or
- (b) held or used for industrial, extractive industry or quarrying purposes under a Master Plan adopted pursuant to Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000*; or
- (c) zoned for the purpose of Rural A under Local Planning Scheme No 2 and held or used for industrial, extractive industry or quarrying purposes.

#### Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

## ATTACHMENT A



The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to properties in this category.

The reason for this rate is the need to offset the higher level of costs associated in servicing these properties, including the costs of transport infrastructure maintenance and renewal/refurbishment, and costs relating to monitoring of land use and environmental impacts.

The proposed rate in the dollar for this category is 0.920 cents, with a minimum payment of \$1,466. It will be applied to 48 of the City's rateable properties and deliver 1.11% of the proposed rate income.

### UV Rural

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis which is predominantly used or held for rural pursuits, rural industry or intensive agriculture, and:

- (a) is not zoned for the purpose of General Industry under Local Planning Scheme No 2; or
- (b) is not zoned for the purpose of Rural B under Local Planning Scheme No 2; or
- (c) is not held or used for industrial, extractive industry or quarrying purposes under a Master Plan adopted pursuant to Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000*.

The object of this rate category is to impose a differential rate commensurate with the rural use of land, which additionally is to act as the City's benchmark differential UV rate and is considered to be the base rate by which all other UV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers on rural land make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City.

The proposed rate in the dollar for this category is 0.551 cents, with a minimum payment of \$1,126. It will be applied to 144 of the City's rateable properties and deliver 2.82% of the proposed rate income.

#### Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

## ATTACHMENT A



## Minimum Payment

The City proposes to impose following minimum payments for each differential rating category:

GRV Rate Categories	Minimum Payment (\$)
GRV Improved Residential	1,126
GRV Improved Special Residential	1,126
GRV Vacant Residential	1,126
GRV Vacant Non Residential	1,126
GRV Improved Commercial and Industrial	1,466
UV General Industry	1,466
UV Mining and Industrial	1,466
UV Rural	1,126

The object of the minimum payment is to ensure that all ratepayers make an equitable contribution to rate revenue, to provide for the net funding requirements of the City's services, activities, financing costs, and current and future capital requirements as outlined in the Strategic Community Plan and Corporate Business Plan.

Each minimum payment has increased by 3.95%.

**Administration**

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 | **Hours** Mon-Fri 8am-5pm (Cashier hours 8am-4pm)  
**Telephone** 08 9439 0200 | **Facsimile** 08 9439 0222 | **TTY** 08 9419 7513 | [admin@kwinana.wa.gov.au](mailto:admin@kwinana.wa.gov.au) | [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au)

No.	Assess.	Rating Category	Submission received from ratepayer(s)	Date Received	Points raised in submission	Officer Recommendation - Response to submission
1	9426	Improved Residential	Kevan Reeve	2/05/2022	<p>1. Why are Homestead Ridge ratepayers expected to pay more than other ratepayers?</p> <p>2. Homestead Ridge ratepayers are getting a 7.15% increase.</p> <p>3. Verge collections have been reduced (by 1 roadside waste and 1 green waste), despite having more vegetation to manage and no tip passes.</p> <p>4. Urban infill within Bollard Bullrush Swamp has been increased without any upgrade to services ie internet is worse than a 3rd world country.</p> <p>5. No noise mitigation for new Wellard Road dual carriageway and drivers passing by at 150km/hr.</p> <p>6. Not allowed to erect a fence to mitigate noise and provide security.</p> <p>7. Because our property values are higher, we have to pay more than other parts of the City.</p>	<p>Homestead Ridge properties are not categorised as Improved Special Residential even though the zoning is Special Residential. Homestead Ridge properties fall within the Improve Residential rating category and will receive on average a 3.95% rate increase in 2022/2023.</p> <p>The number of waste collections has not changed and remains at 2 per annum. The number of green waste collections was changed from 4 per annum to 3 per annum in 2021-22 due to severe underutilisation of the previous system, however the quantity of material permitted to be placed out was increased from 2m3 per collection under the previous 4 collection system (total of 8m3 per annum) to 3m3 per collection under the new 3 collection system (total of 9m3 per annum). It is also worth noting that the new system is equal to the highest number of collections offered by any other Perth or Peel local government, with the City previously providing more than anywhere else.</p> <p>The City is not responsible for Internet Infrastructure. The City has passed these concerns on to the NBN.</p> <p>The road upgrade is a response to the growth of traffic over time. This is not a proposal to divert traffic onto the road. Accordingly, the upgrade is required to ensure the road is safe and efficient. This is a relatively low-volume dual carriageway upgrade, responding to traffic volume increases over time. A noise wall would be unusual for this type of road. The expected volumes are less than the minimum traffic volume that would require consideration of noise mitigation in a new development.</p> <p>This issue is currently being discussed where a review of the Town Planning Scheme No. 2 might allow for exceptions relating to properties where the rear of the property faces Wellard Road. Residents coming together to approach Council to construct a uniform masonry fence on their boundary with Wellard Road would be viewed positively.</p> <p>Local government rates are calculated proportionate to the valuation of each property to ensure that each property owner contributes to the cost of services provided by the local government. The rate in the dollar is set by the local government and in basic terms, it is calculated by dividing the total proposed expenditure by the total property valuations. This method of calculating rates has been used since the inception of local governments and has proven to be the fairest and most consistent method available to local governments.</p> <p>Local government rates are calculated proportionate to the valuation of each property to ensure that each property owner contributes to the cost of services provided by the local government. The rate in the dollar is set by the local government and in basic terms, it is calculated by dividing the total proposed expenditure by the total property valuations. This method of calculating rates has been used since the inception of local governments and has proven to be the fairest and most consistent method available to local governments. Paying tax based on income/value is a consistent approach to taxation in Australia.</p>
2	7705	Improved Special Residential	Gail & Keith Dodd	8/05/2022 18/05/2022	<p>1. No reason has been given for increase in rates during this time of raging inflation and despite increase in rates income from spectacular growth.</p> <p>2. In comparison to increased costs to Council, wages have been static, several paper publications are now electronic and there was no seedling subsidy this year.</p> <p>3. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth.</p> <p>4. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement.</p> <p>5. I cannot accept that the propopsed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification.</p> <p>6. As an occupier of a semi rural property I have not seen any significant increase in services that are commensurate with past rate increases.</p> <p>7. The resurfacing of Wandi Drive was not to a particularly high standard, according to a friend who is a senior road engineer with Main Roads.</p> <p>8. Satinover Drive is being increasingly used by Honeywood residents to avoid the traffic build up at the Lyon/Rowley Road roundabout.</p> <p>9. Why does Wandi Drive not have line markings when Lyon and De Haer roads do?</p> <p>10. There are increasing examples of "hoarding" in the area.</p> <p>1. In comparison to properties in Attadale and Fremantle with houses more than twice the size of average Wandi houses, Wandi ratepayers pay about \$500 more with very little community places to access.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecastat 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability. This is less that the LGCI, which was the basis of rating agreed wihl the community in the Strategic Community Plan process.</p> <p>There has been no change to the City's existing, long-standing, annual seedling subsidy scheme.</p> <p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan and the Strategic Community Plan, which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Spray seals represent the majority of road surface treatments in WA, and offer the best value for money surface, with very high skid resistance and very good drainage properties. This particular seal has been modified with crumbed rubber, to enhance its resistance to cracking and provide superior protection to the road pavement. The issues with the "standard" of the road are related to edge breakout and the shoulder (these are unrelated to the seal itself). The City reconstructs approximately 10 km (both sides) of road shoulder per year, and has a very low investment in edge break repair, due to constrained budgets. The City's current focus for shouldering are high-speed and high volume roads, such as Anketell Road. The City has recently completed shouldering works on other roads in Wandi (e.g. De Haer), but Wandi Drive, being a local access road, is not currently programmed.</p> <p>The City completed a traffic survey on Sanitover Road in March 2021. The average daily vehicle count during the survey period was 282 vehicles per day. These volumes do not raise concern with the road being used as a rat run, and are well within the capacity of the road as a local access road. The City has programmed another traffic count in the next few months to confirm there has been no significant change in the last 12 months. Wandi Drive is classified as a local access road. Both Lyon Road and De Haer Road are classified as local distributor roads.</p> <p>Crime of any kind is a State Government issue, however the City does have several initiatives in place to help residents including the CCTV rebate scheme, Neighbour Day Every Day and the Worrall Court transformation. The City also has a Community Development Officer for Community Safety who maintains contact with the local police.</p>
3	21054	Improved Residential	Rose Minervini	12/05/2022		<p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan and the Stratgic Community Plan, which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>There are a range of retail offerings in the region and new shopping facilities under construction in the area. Residents are encouraged to patronise local shopping and services where possible, as it helps to strengthen the local economy, address social issues and add to the vibrancy of the City.</p> <p>Further retail and community facilities are planned for the Wandi Area, with the Honeywood Pavilion under construction. The timing of retail development is determined by the owners of the land. Generally it is linked to population growth and typically is amongst the last constructed services in new areas.</p>
4	21338	Improved Residential	Tara Geczko	12/05/2022	<p>1. For a property that is 400m2, 4 x 2, 2021/2022 rates were \$2,047.13 and that was too high for what I get in City of Kwinana.</p> <p>2. For the amount of rates that are paid, there are less services compared to other council e.g. City of Cockburn provides security programs such as CoSafe, the shopping facilities in Kwinana are poor and dangerous, no tip passes, no 3 bins.</p> <p>3. Wandi residents rely on services/facilities from neighbouring local government as distance to Kwinana services/facilities is an issue.</p> <p>4. I pay more in rates compared to neighbouring local government owners that have properties greater in value than mine.</p>	<p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Crime of any kind is a State Government issue, however the City does have several initiatives in place to help residents including the CCTV rebate scheme, Neighbour Day Every Day and the Worrall Court transformation. The City also has a Community Development Officer for Community Safety who maintains contact with the local police.</p> <p>The City does not operate a landfill facility and therefore cannot offer residents tip passes for its own facility. Providing tip passes for landfill facilities in other local government areas is significantly more expensive than the City's verge collection service and is highly inconvenient for residents without access to a utility or trailer. Community engagement surveying has consistently shown low demand for tip passes due to these reasons.</p> <p>As part of the implementation of the City's Waste Plan 2021-25, the City will be undertaking a 3-bin feasibility assessment in 2022-23.</p> <p>There are a range of retail offerings in the region and new shopping facilities under construction in the area. Residents are encouraged to patronise local shopping and services where possible, as it helps to strengthen the local economy, address social issues and add to the vibrancy of the City.</p> <p>Further retail and community facilities are planned for the Wandi Area, with the Honeywood Pavilion under construction. The timing of retail development is determined by the owners of the land. Generally it is linked to population growth and typically is amongst the last constructed services in new areas.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>
5	20293	Improved Special Residential	Carl Fixter	13/05/2022	<p>1. The harmonisation of semi-rural properties receiving a 7+-% increase should be cancelled.</p>	<p>Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Improved Residential, Vacant Non-Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.</p>
6	21094	Improved Residential	Ebony Johnson	13/05/2022	<p>1. The 3.95% increase will cause increased financial stress on my family and others in my community (Wandi).</p> <p>2. Is there a legitimate reason to increase the rates once again considering we do not receive any tip passes or weekly recycling.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecastat 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability.</p> <p>The City does not operate a landfill facility and therefore cannot offer residents tip passes for its own facility. Providing tip passes for landfill facilities in other local government areas is significantly more expensive than the City's verge collection service and is highly inconvenient for residents without access to a utility or trailer. Community engagement surveying has consistently shown low demand for tip passes due to these reasons.</p>



SUMMARY OF ADDITIONAL SUBMISSIONS AND RECOMMENDATIONS

No.	Assess.	Rating Category	Submission received from ratepayer(s)	Date Received	Points raised in submission	Officer Recommendation - Response to submission
7	19159	Improved Residential	Sarah Illarietti	14/05/2022	<p>1. Wandi is on the outskirts of Kwinana and therefore we rely on services provided by the City of Cockburn.</p> <p>2. The rate in the dollars are significantly lower in the City of Cockburn.</p> <p>3. The Cockburn differential rate increase is 3% (almost a full percent lower than Kwinana.</p> <p>4. The City of Cockburn provide more services such as tip pass, 3 bins, weekly recycling, Cockburn Safe.</p> <p>5. Cockburn's minimum payment is \$288 higher than Kwinana's minimum payment and this is a more even distribution of the burden of funding the City's services.</p> <p>6. The rates in Wandi are significantly higher than other areas in Kwinana and have been for some time e.g \$2000 for 2021/2022 which is significantly higher than the minimum payment.</p> <p>7. I find the increase unreasonable given the current level of inflation.</p>	<p>Further retail and community facilities are planned for the Wandi Area, with the Honeywood Pavilion under construction. The timing of retail development is determined by the owners of the land. Generally it is linked to population growth and typically is amongst the last constructed services in new areas.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>The City does not operate a landfill facility and therefore cannot offer residents tip passes for its own facility. Providing tip passes for landfill facilities in other local government areas is significantly more expensive than the City's verge collection service and is highly inconvenient for residents without access to a utility or trailer. Community engagement surveying has consistently shown low demand for tip passes due to these reasons. As part of the implementation of the City's Waste Plan 2021-25, the City will be undertaking a 3-bin feasibility assessment in 2022-23.</p> <p>There are a range of retail offerings in the region and new shopping facilities under construction in the area. Residents are encouraged to patronise local shopping and services where possible, as it helps to strengthen the local economy, address social issues and add to the vibrancy of the City.</p> <p>Crime of any kind is a State Government issue, however the City does have several initiatives in place to help residents including the CCTV rebate scheme, Neighbour Day Every Day and the Worrall Court transformation. The City also has a Community Development Officer for Community Safety who maintains contact with the local police.</p> <p>Local government rates are calculated proportionate to the valuation of each property to ensure that each property owner contributes to the cost of services provided by the local government. The rate in the dollar is set by the local government and in basic terms, it is calculated by dividing the total proposed expenditure by the total property valuations. This method of calculating rates has been used since the inception of local governments and has proven to be the fairest and most consistent method available to local governments. The minimum is calculated to ensure that all properties are making a fair contribution to the services provided within the City of Kwinana. Some local governments include the waste service charge in the rates and this may make it difficult to make comparisons.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible. The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability.</p>
8	23316	Improved Residential	Tania Starling	12/05/2022	<p>1. We are a one-income family struggling with interest rate rises. Council should cut costs before increasing household costs.</p> <p>2. Too much land is being rezoned. Wandi is such a beautiful suburb with maintained properties, community spirit and wildlife.</p> <p>3. Crime needs to be controlled.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability.</p> <p>The State Government determines what and how much land is rezoned for urban purposes in accordance with its Metropolitan Planning Framework. The City's role is to assist in the assessment of structure plans and subdivision applications to ensure that once development proceeds it will deliver the required amount of public open space, road infrastructure and development contributions to provide community facilities.</p> <p>Crime of any kind is a State Government issue, however the City does have several initiatives in place to help residents including the CCTV rebate scheme, Neighbour Day Every Day and the Worrall Court transformation. The City also has a Community Development Officer for Community Safety who maintains contact with the local police.</p>
9	21586	Improved Residential	Katherine Maguire	17/05/2022	<p>1. To increase rates for a demographic such as Wandi that has a lot of first home buyers and young families would put unnecessary pressure on people who are already stressed, anxious and vulnerable.</p> <p>2. Due to the proximity of the Honeywood Estate to the Kwinana Town Centre, many people living here are not utilising many of the services the Kwinana provides, instead using services provided by the City of Cockburn.</p> <p>3. Crime is increasing and no effort has been made to deploy regular security within our suburb such as "CoSafe" that Cockburn provides to its residents.</p> <p>4. 3rd "FOGO" bin service or tip passes are not offered to residents, instead verge collections which are not collected promptly and therefore caused the rubbish to spread and increase traffic within suburb.</p> <p>5. I was not able to choose an alternative species of verge tree and the seedling subsidy sold out in less than 24 hours.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>There are a range of retail offerings in the region and new shopping facilities under construction in the area. Residents are encouraged to patronise local shopping and services where possible, as it helps to strengthen the local economy, address social issues and add to the vibrancy of the City.</p> <p>Further retail and community facilities are planned for the Wandi Area, with the Honeywood Pavilion under construction. The timing of retail development is determined by the owners of the land. Generally it is linked to population growth and typically is amongst the last constructed services in new areas.</p> <p>Crime of any kind is a State Government issue, however the City does have several initiatives in place to help residents including the CCTV rebate scheme, Neighbour Day Every Day and the Worrall Court transformation. The City also has a Community Development Officer for Community Safety who maintains contact with the local police.</p> <p>As part of the implementation of the City's Waste Plan 2021-25, the City will be undertaking a 3-bin feasibility assessment in 2022-23.</p> <p>The number of waste collections has not changed and remains at 2 per annum. The number of green waste collections was changed from 4 per annum to 3 per annum in 2021-22 due to severe underutilisation of the previous system, however the quantity of material permitted to be placed out was increased from 2m3 per collection under the previous 4 collection system (total of 8m3 per annum) to 3m3 per collection under the new 3 collection system (total of 9m3 per annum). It is also worth noting that the new system is equal to the highest number of collections offered by any other Perth or Peel local government, with the City previously providing more than anywhere else.</p> <p>There has been no change to the City's existing, long-standing, annual seedling subsidy scheme.</p>
10	6545	Improved Special Residential	Cherie & Glen Greenhaigh	19/05/2022	<p>1. Rates always increase every year and these increases are far too much.</p> <p>2. Not much maintenance is done on the roads within semi-rural Wellard compared to the new Sunrise development which has footpaths etc.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>
11	19307	Improved Residential	Emma Castle	19/05/2022	<p>1. Any rate rise at this time is not fair and equitable when people are struggling to buy food, due to minimum wages not increasing but inflation has significantly.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>
12	11799	Improved Residential	Jade Finnigan	19/05/2022	<p>1. Any rate rise at this time is extremely unfair when families are struggling to buy food while having to pay ridiculous prices for electricity, water, gas, fuel, etc.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>

SUMMARY OF ADDITIONAL SUBMISSIONS AND RECOMMENDATIONS

No.	Assess.	Rating Category	Submission received from ratepayer(s)	Date Received	Points raised in submission	Officer Recommendation - Response to submission
13	Various	Wandi	Wandi Progress Association	19/05/2022	<p>1. The special rural ratepayers are not aware or have forgotten about the harmonisation of the Improved Special Residential and Improved Residential rating categories. Maybe some information could be included with the rates to explain this.</p> <p>2. There is also concern about the steep rate of increase and whether the increment could have been stepped in more gradually.</p> <p>3. There is opinion within the Wandi community that the amount of services provided cost less than the rates being levied on the Rural areas.</p> <p>4. Similarly, it seems that any major project that is undertaken in the rural areas is reliant on the City of Kwinana receiving a grant from somewhere. The Wandi Progress Association request the City of Kwinana utilise the funds obtained from the rural areas to further improve the infrastructure in the rural areas.</p> <p>5. Ratepayers have noted that if the rural areas will eventually be levied the same rate as the town areas there is an expectation of similar level of service. One item the Wandi Progress Association would like to remind the City of Kwinana is the stalled project to pave the car park of the Magenup Equestrian Centre. This project had been budgeted in previous years but deferred due to the Covid crisis.</p> <p>6. There is community concern about the state of roads in Wandi, Anketell and Mandogalup as the roads in these suburbs are often used as rat runs between Rowley and Anketell Roads as well as the Kwinana Freeway. There is a duty of care obligation on the City of Kwinana to maintain the roads to a suitable standard. Perhaps te City of Kwinana can access funds through the State Road Funds to Local Government Agreement to assist with the repairing of roads in Wandi.</p>	<p>Noted</p> <p>Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Improved Residential, Vacant Non-Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.</p> <p>Residents of Wandi have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. Wandi has a local, high-quality community facility, providing community buildings, and specialist hobby areas, such as dressage and woodworking. The roads in Wandi are high-quality roads with long-life pavements. As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.</p> <p>The harmonisation process removes a discount applied to Improved Special Residential properties. Rates are a tax on land that is applied on the basis of the gross rental value of the land. Gross rental value accounts for the amenity of an area. With regard to community infrastructure within the Wandi area, the Wandi community is well serviced, with significant existing community facilities and the currently under construction Honeywood Pavilion. In accordance with the restrictions imposed by the Local Government Act, the City cannot apply the rates from an area or class to specific projects, unless the rate is in the form of an additional rate (specified area rates) applied for that purpose. In accordance with this statutory obligation, the City manages community infrastructure needs across the whole of the City based on need priority. The Magenup Equestrian Centre car park request is low priority.</p> <p>Spray seals represent the majority of road surface treatments in WA, and offer the best value for money surface, with very high skid resistance and very good drainage properties. This particular seal has been modified with crumbed rubber, to enhance its resistance to cracking and provide superior protection to the road pavement. The issues with the "standard" of the road are related to edge breakout and the shoulder (these are unrelated to the seal itself). The City reconstructs approximately 10 km (both sides) of road shoulder per year, and has a very low investment in edge break repair, due to constrained budgets. The City's current focus for shouldering are high-speed and high volume roads, such as Anketell Road. The City has recently completed shouldering works on other roads in Wandi (e.g. De Haer), but Wandi Drive, being a local access road, is not currently programmed.</p>
14	3656	Improved Residential	Laura Freestone	19/05/2022	<p>1. Why is the Council considering raising rates at this time when the cost of living is at an all time high e.g. food costs, fuel, mortgage rates, etc?</p> <p>2. The state of the verges are absolutely shocking and the trees on Medina Avenue look like they could cause serious damage to someone or property due to lack of maintenance.</p> <p>3. We have a pub that is constantly being closed due to illegal management - can the Council buy it and transform it so there is something worth coming to in Kwinana?</p> <p>4. The state of the IGA and empty shops is not satisfactory.</p> <p>5. The rubbish in Kwinana is very poorly contained.</p> <p>6. Crime prevention is lacking even though the Kwinana Police Station was recently refurbished.</p> <p>7. Other issues that should be considered if rates are to rise: aged care concerns crime management verge maintenance to make Kwinana look appealing Kwinana Hub revamp more community events</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible. The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better refelction of the cost increases that local government face. LGCI is forecastat 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan and the Strategoci Community Plan, which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Verges are managed by the adjacent resident, as is the normal case in Western Australia. The City undertakes general streetscape maintenance on key routes and locations within the City, and will intervene when an individual verge is considered to be a fire risk.</p> <p>The individual management style of businesses is not regulated by local government and ultimately the success of a business is largely dependent on market forces. The City is happy to assist owners of businesses with economic development initiatives and support where it is requested. Upgrades of the Kwinana Shopping centre are also the responsibility of the owner.</p> <p>The City provides a comprehensive waste service that includes a rubbish and recycling collection and bulk waste and green waste verge collection. The City undertakes regular reviews of its service to ensure the waste service provides the best value for money for the ratepayer, while minimising the impact to our environment. It should also be noted that the City's Waste Local Law review is in progress and will further assist with waste compliance matters going forward.</p> <p>Crime of any kind is a State Government issue, however the City does have several initiatives in place to help residents including the CCTV rebate scheme, Neighbour Day Every Day and the Worrall Court transformation. The City also has a Community Development Officer for Community Safety who maintains contact with the local police.</p> <p>The City is very aware of the need for affordable aged accommodation in the community and currently manage the Banksia Park Retirement estate and Callistemon Court Aged persons Units.</p> <p>The City provide a full events program, which is available for the whole community to attend. The events budget was reinstated in 2021/22 after significant community feedback during the engagement of the City Strategic Community Plan. The City delivered a full events program (except for some COVID cancelations) which the whole community were invited to attend, including events such as community festivals, youth events, music in the park, lolly run etc.</p>
15	3099	Improved Residential	Robert Semple	19/05/2022	<p>1. Considering the significant cost of living pressures experienced by the residents as well as the current rampant inflation and real wage growth dropping across the nation over the past 12 months, I consider this proposal a slap in the face to the residents of Kwinana.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecastat 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>
16	4343	Improved Residential	Lesley Brown	19/05/2022	<p>1. Any rate rise at this time is not fair and equitable when people are struggling to buy food, due to minimum wages not increasing but inflation has significantly.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecastat 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>
17	7545	Improved Special Residential	Jennifer Gaunt	19/05/2022	<p>1. Considering the limited Council services, lack of improvement in the Casuarina area and large cost of living on a semi rural property, I think it unfair to continue to raise rates.</p>	<p>The Casuarina Wellard Community Hall provides a high quality community facility in partnership with the Casuarina Wellard Progress Association. In addition the City is planning for providing amenity and community facilities for new residential development within Casuarina.</p> <p>Residents of Casuarina also have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.</p>
18	10960	Improved Special Residential	Christopher Evans	20/05/2022	<p>1. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth.</p> <p>2. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement.</p> <p>3. I cannot accept that the propopsed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification.</p> <p>4. What cost saving strategies does the Council have in place to minimise rate increases e.g. a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly?</p> <p>5. As an occupier of a semi rural property I have not seen any significant increase in services that are commensurate with past rate increases.</p> <p>6. How does the proposed rate increase compare to other Councils?</p> <p>7. Can the Council stick to roads and rubbish, avoid additional services instead of charging us more?</p> <p>8. What is any major projects is the Council proposing that would be supported by the suggested increase?</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible. The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecastat 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service..</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing:</p> <ul style="list-style-type: none"><li>City of Cockburn 3.00%</li><li>City of Perth 1.10%</li><li>City of Joondalup 4.09%</li><li>City of Wanneroo 4.00%</li><li>Town of Victoria Park 4.60%</li><li>City of Mandurah 4.43%</li><li>City of Melville 3.50%</li><li>City of Rockingham 3.90%</li><li>City of Canning 4.65%</li></ul> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p>

SUMMARY OF ADDITIONAL SUBMISSIONS AND RECOMMENDATIONS

No.	Assess.	Rating Category	Submission received from ratepayer(s)	Date Received	Points raised in submission	Officer Recommendation - Response to submission
19	7329	Improved Special Residential	Danielle Bennett & Ian Morrow	20/05/2022	<p>1. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth.</p> <p>2. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement.</p> <p>3. I cannot accept that the propopsed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification.</p> <p>4. What cost saving strategies does the Council have in place to minimise rate increases e.g. a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly?</p> <p>5. As an occupier of a semi rural property I have not seen any significant increase in services that are commensurate with past rate increases.</p> <p>6. How does the proposed rate increase compare to other Councils?</p> <p>7. Can the Council stick to roads and rubbish, avoid additional services instead of charging us more?</p> <p>8. What is any major projects is the Council proposing that would be supported by the suggested increase?</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible. The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better refelction of the cost increases that local government face. LGCI is forecastat 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing:</p> <ul style="list-style-type: none"><li>City of Cockburn 3.00%</li><li>City of Perth 1.10%</li><li>City of Joondalup 4.09%</li><li>City of Wanneroo 4.00%</li><li>Town of Victoria Park 4.60%</li><li>City of Mandurah 4.43%</li><li>City of Melville 3.50%</li><li>City of Rockingham 3.90%</li><li>City of Canning 4.65%</li></ul> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p>
20	9729	Improved Special Residential	Cristina Mitchell	20/05/2022	<p>1. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth.</p> <p>2. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement.</p> <p>3. I cannot accept that the propopsed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification.</p> <p>4. What cost saving strategies does the Council have in place to minimise rate increases e.g. a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly?</p> <p>5. As an occupier of a semi rural property I have not seen any significant increase in services in the Casuarina area that are commensurate with past rate increases.</p> <p>6. How does the proposed rate increase compare to other Councils?</p> <p>7. Can the Council stick to roads and rubbish, avoid additional services instead of charging us more?</p> <p>8. What is any major projects is the Council proposing that would be supported by the suggested increase?</p> <p>9. Are our rate increases paying for the Costco development and subsequent developments surrounding it?</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible. The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better refelction of the cost increases that local government face. LGCI is forecastat 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing:</p> <ul style="list-style-type: none"><li>City of Cockburn 3.00%</li><li>City of Perth 1.10%</li><li>City of Joondalup 4.09%</li><li>City of Wanneroo 4.00%</li><li>Town of Victoria Park 4.60%</li><li>City of Mandurah 4.43%</li><li>City of Melville 3.50%</li><li>City of Rockingham 3.90%</li><li>City of Canning 4.65%</li></ul> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p>
21	19272	Improved Residential	Amad Ansari	20/05/2022	<p>1. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth.</p> <p>2. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement.</p> <p>3. I cannot accept that the propopsed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification.</p> <p>4. What cost saving strategies does the Council have in place to minimise rate increases e.g. a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly?</p> <p>5. As an occupier of a semi rural property I have not seen any significant increase in services in the Wellard area that are commensurate with past rate increases.</p> <p>6. How does the proposed rate increase compare to other Councils?</p> <p>7. Can the Council stick to roads and rubbish, avoid additional services instead of charging us more?</p> <p>8. What is any major projects is the Council proposing that would be supported by the suggested increase?</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible. The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00%; City of Perth 1.10%; City of Joondalup 4.09%; City of Wanneroo 4.00%; Town of Victoria Park 4.60%; City of Mandurah 4.43%; City of Melville 3.50%; City of Rockingham 3.90%; and City of Canning 4.65%.</p> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p>
22	11111	Improved Special Residential	Moirá Nell	20/05/2022	<p>1. Despite you having the ability to properly inform the residents of your council area by post or social media, this has been sneakily advertised only in accordance with your legislative obligations. I'm very disappointed in your lack of transparency to those you are supposed to be representing. I would request that you formally provide details of what inclusions will be provided to the rural residents of your council, and how they substantiate the proposed rate increase at rates higher than CPI.</p> <p>2. The residents in the rural area are particularly lacking in services provided by the council. What additional services will we receive?</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>The Casuarina Wellard Community Hall provides a high quality community facility in partnership with the casuarina Wellard Progress Association. In addition the City is planning for providing amenity and community facilities for new residential development within Casuarina.</p> <p>Residents of Casuarina also have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.</p>
23	21898	Improved Residential	Cecilia Strutt	20/05/2022	<p>1. Modelling true community care as we struggle through a pandemic, rising cost of living issues and anxiety is not to add to your peoples' struggles. This is bad form on your part and a sign of greed and self justification in impacting the welfare of your residents at such a time as this.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>
24	7120	Improved Special Residential	Marilyn Whiddett	20/05/2022	<p>1. I understand that Council rates in the special rural area of Wandí are to increase by 9% to coincide with town areas.</p> <p>2. If so, we should be able to have the same facilities as those town areas e.g. decent roads, footpaths, spraying of unwanted weeds on our verges.</p> <p>3. Bodeman Road has not been resurfaced from house number 133 to Wandí Drive in excess of 35 years.</p>	<p>Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Improved Residential, Vacant Non-Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.</p> <p>Residents of Wandí have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. Wandí has a local, high-quality community facility, providing community buildings, and specialist hobby areas, such as dressage and woodworking. The roads in Wandí are high-quality roads with long-life pavements. As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.</p> <p>This is common on the Perth Coastal Plain on low-volume local roads. Due to high-strength pavements, limited pavement loading and the high-strength of the free-draining, natural sands, roads outperform the normal prediction for useful life. This road will be resurfaced in the future, depending on budget capacity, seal and pavement condition, and the priorities of the road network generally.</p>

SUMMARY OF ADDITIONAL SUBMISSIONS AND RECOMMENDATIONS

No.	Assess.	Rating Category	Submission received from ratepayer(s)	Date Received	Points raised in submission	Officer Recommendation - Response to submission
25	9104	Improved Residential	Alison Nelson	20/05/2022	<p>1. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth.</p> <p>2. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement.</p> <p>3. I cannot accept that the propopsed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification.</p> <p>4. What cost saving strategies does the Council have in place to minimise rate increases e.g. a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly?</p> <p>5. As an occupier of a semi rural property I have not seen any significant increase in services that are commensurate with past rate increases.</p> <p>6. How does the proposed rate increase compare to other Councils?</p> <p>7. Can the Council stick to roads and rubbish, avoid additional services instead of charging us more?</p> <p>8. What is any major projects is the Council proposing that would be supported by the suggested increase?</p> <p>9. We also have very poor ADSL internet in our area and no NBN, with no future plans for this improvement.</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%.</p> <p>While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00%; City of Perth 1.10%; City of Joondalup 4.09%; City of Wanneroo 4.00%; Town of Victoria Park 4.60%; City of Mandurah 4.43%; City of Melville 3.50%; City of Rockingham 3.90%; and City of Canning 4.65%.</p> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p> <p>The City is proposing to raise rates by 3.95%. CPI is currently over 7%, and the Local Government Cost Index (local government CPI) is over 5%. The City is not proposing to undertake new projects outside of those already identified in its long-term plans. As the proposed rate rise is less than the increase in the cost of doing business, it will be necessary to work carefully through the City's budget to identify areas to save money where their will be the least impact on current services and priorities.</p> <p>The City is not responsible for Internet Infrastructure. The City has passed these concerns on to the NBN.</p>
26	5357	Improved Special Residential	Michelle Powell	20/05/2022	<p>1. Fire services have told me that for properties that reduce the fuel load on the ground, they are not as big of a risk compared to other properties that do not conduct burns. I would like to see those properties that do conduct burns to get some sort of rate reduction.</p>	<p>Property owners are responsible for the maintenance of their land, including bush fire mitigation works. The annual requirements of the Fire Break/ Hazard Compliance Notice (installation of fire breaks etc.) are a minimum requirement to protect property and life on their site and minimise the spread of fire through the district. Conducting fuel load/ hazard reduction burns is another method of bush fire mitigation that is available in specific situations.</p>
27	7567	Improved Special Residential	Noelene Scott	20/05/2022	<p>1. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth.</p> <p>2. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement.</p> <p>3. I cannot accept that the propopsed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification.</p> <p>4. What cost saving strategies does the Council have in place to minimise rate increases e.g. a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly?</p> <p>5. As an occupier of a semi rural property I have not seen any significant increase in services that are commensurate with past rate increases.</p> <p>6. How does the proposed rate increase compare to other Councils?</p> <p>7. Can the Council stick to roads and rubbish, avoid additional services instead of charging us more?</p> <p>8. What is any major projects is the Council proposing that would be supported by the suggested increase?</p> <p>9. We also have very poor ADSL internet in our area and no NBN, with no future plans for this improvement.</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00%; City of Perth 1.10%; City of Joondalup 4.09%; City of Wanneroo 4.00%; Town of Victoria Park 4.60%; City of Mandurah 4.43%; City of Melville 3.50%; City of Rockingham 3.90%; and City of Canning 4.65%.</p> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p> <p>The City is proposing to raise rates by 3.95%. CPI is currently over 7%, and the Local Government Cost Index (local government CPI) is over 5%. The City is not proposing to undertake new projects outside of those already identified in its long-term plans. As the proposed rate rise is less than the increase in the cost of doing business, it will be necessary to work carefully through the City's budget to identify areas to save money where their will be the least impact on current services and priorities.</p> <p>The City is not responsible for Internet Infrastructure. The City has passed these concerns on to the NBN.</p>
28	5669	Improved Residential	Tanya Halliday	20/05/2022	<p>1. We are in challenging times, food, petrol, amenities, interest rates etc have all increased. The cost of day to day living is becoming out of reach for some Australians. There are a lot of people that have lost their jobs due to current mandates. Inflation is increasing however incomes aren't. It would be good for the City to look at changes within their business e.g. staff structures, reduce spending on refurbishments, consultations, etc. There is a lot of unnecessary spending that goes on.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>
29	22675	Improved Residential	Taylene & Jon Perejuan	22/05/2022	<p>1. The cost of living has risen considerably over the last few months and an increase of rates is not something we and many other families in our area can afford.</p> <p>2. Can you please explain why a suburb on the outskirts of your council has such high rates compared to the rest of the area? Our rates are also considerably higher than friends and family in neighbouring councils with superior facilities and programs.</p> <p>3. Our location on the edge of Kwinana means we don't use any of the government funded projects and facilities within the council. We use Cockburn's library, recreation centre, shops and health facilities.</p> <p>4. Our water tastes terrible, our internet connection is slow, our power has one of the highest rates of interruption compared to any other suburb in Perth. We live in a private estate where the gardens are tended to by contractors employed by Satterly.</p> <p>5. We only have 2 bins and the recycling is emptied every 2nd week in comparison to Cockburn, Rockingham and Murdoch who have 3 bins that are all emptied weekly. They also receive tip passes. When we have rubbish collection it sits on the verge for weeks after the scheduled date makign the lawn brown and taking up parking areas. The last 3 verge collections our section of Honeywood estate has been forgotten and we have to call the council to have them come back and collect it adding time again to this process.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible. The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>Local government rates are calculated proportionate to the valuation of each property to ensure that each property owner contributes to the cost of services provided by the local government. The rate in the dollar is set by the local government and in basic terms, it is calculated by dividing the total proposed expenditure by the total property valuations. This method of calculating rates has been used since the inception of local governments and has proven to be the fairest and most consistent method available to local governments.</p> <p>There are a range of retail offerings in the region and new shopping facilities under construction in the area. Residents are encouraged to patronise local shopping and services where possible, as it helps to strengthen the local economy, address social issues and add to the vibrancy of the City.</p> <p>Further retail and community facilities are planned for the Wandri Area, with the Honeywood Pavilion under construction. The timing of retail development is determined by the owners of the land. Generally it is linked to population growth and typically is amongst the last constructed services in new areas.</p> <p>Concerns with water should be reported to the Water Corporation. Speed of the NBN is a common issue across Australia. Individual concerns should be raised with the NBN provider, and ultimately the ombudsmen and local Federal Member. Parks and gardens within the Honeywood Estate are managed by the City. The developer are only responsible for parks and garden maintenance for the first two years after completion.</p> <p>As part of the implementation of the City's Waste Plan 2021-25, the City will be undertaking a 3-bin feasibility assessment in 2022-23. The City does not operate a landfill facility and therefore cannot offer residents tip passes for its own facility. Providing tip passes for landfill facilities in other local government areas is significantly more expensive than the City's verge collection service and is highly inconvenient for residents without access to a utility or trailer. Community engagement surveying has consistently shown low demand for tip passes due to these reasons. Weekly recycling is not best practice. The City offers residents a free upgrade to a 360L recycling bin to provide additional bin capacity where required for the fortnightly collection.</p>
30	23883	Improved Residential	Coby Dolan	22/05/2022	<p>1. A rates hike is unfathomable in the same period as most people are experiencing a type of financial hardship that hasn't been seen in a decade.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p>
31	22362	Improved Residential	Loughlin Cole	20/05/2022	<p>1. We recently had a 2.5% increase and now another 7%</p>	<p>Your property is included within the Improved Residential rating category and will receive on average a 3.95% rate increase, not a 7.15% increase as stated in your submission.</p>
32	11166	Improved Residential	Mina Brown	20/05/2022	<p>1. I think given the current situation with fuel, shortages on rentals, increase in mortgage repqpayments and the rising cost of living expenses in general, this is not the time to raise rates as well.</p> <p>2. Given the fact that money was spent on upgrading one of the parks....to which school kids were involved but not any, (or certainly not enough actual ratepayers) to which most people are very dissatisfied with as it appears to be more concrete than anything else.</p> <p>3. I hope that the intended rate rise is not going to be used to fund the refurbishment to council buildings but more so for the upgrade of parks, extra verge collections and better maintenance of council verges.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>If this comment is in response so social media reports on Ascot Park in Bertram, the City engaged with over 130 residents in the initial consultation for the design, over 100 residents in gaining feedback on the Draft Design Concept and over 120 surveys for the skate board design. This engagement included surrounding residents and young people who reside in the vicinity of Ascot Park. All feedback was integrated into the final design and construction.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>

SUMMARY OF ADDITIONAL SUBMISSIONS AND RECOMMENDATIONS

No.	Assess.	Rating Category	Submission received from ratepayer(s)	Date Received	Points raised in submission	Officer Recommendation - Response to submission
33	5845	Improved Special Residential	Ellen Blackwell & Iain Webster	23/05/2022	1. I will simply state my objection to the contempt with which the Kwinana Council are treating its constituents and the lack of respect that our concerns are being shown. Also, I would like to state my disappointment that the Kwinana Council would add another layer of financial stress onto families within your community with no actual care for how this will affect them at a time of record food and fuel prices.	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p>
34	10789	Improved Special Residential	Lucie Wellington	23/05/2022	1. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth. 2. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement. 3. I cannot accept that the propopsed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification. 4. What cost saving strategies does the Council have in place to minimise rate increases e.g. a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly? 5. As an occupier of a semi rural property I have not seen any significant increase in services that are commensurate with past rate increases. 6. How does the proposed rate increase compare to other Councils? 7. Can the Council stick to roads and rubbish, avoid additional services instead of charging us more? 8. What is any major projects is the Council proposing that would be supported by the suggested increase? 9. We also have very poor ADSL internet in our area and no NBN, with no future plans for this improvement.	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00%; City of Perth 1.10%; City of Joondalup 4.09%; City of Wanneroo 4.00%; Town of Victoria Park 4.60%; City of Mandurah 4.43%; City of Melville 3.50%; City of Rockingham 3.90%; and City of Canning 4.65%.</p> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p> <p>The City is proposing to raise rates by 3.95%. CPI is currently over 7%, and the Local Government Cost Index (local government CPI) is over 5%. The City is not proposing to undertake new projects outside of those already identified in its long-term plans. As the proposed rate rise is less than the increase in the cost of doing business, it will be necessary to work carefully through the City's budget to identify areas to save money where their will be the least impact on current services and priorities.</p> <p>The City is not responsible for Internet Infrastructure. The City has passed these concerns on to the NBN.</p>
35	7814	Improved Special Residential	Alan Abbott	23/05/2022	1. In today's financial situation with rising inflation, food and fuel costs and a general malaise in the building industry due to lack of materials, we think Council should re-think the rate rises for the coming year. In other words, adopt a more austere budget by deferring items ontheir wish lists until the situation becomes more stable. 2. It becomes more obvious that rates increase while services decrease e.g. our green waste pick-ups have been reduced to one with a restricted amount. 3. The bushfire mitigation on our road verge has yet to be done - in the last 21 years we have picked up litter and cut down grasses and weeds by means of brush-cutter. 4. A road accident about 3 years ago brought down a power pole and flattened shrubs and the verge was never cleaned up despite notification to council. 5. No footpaths or kerbing has been constructed in the Special Rural areas and yet, small though we are in number, we are charged the highest rates. 6. A crash barrier by the Peel Drain has never been repaired in 3 years, despite being reported to council. 7. The advertising sign at the T-junction of Lyon Road and Honeywood Road should never have been allowed for road-safety reason - motorists need to pay attention at this junction, not read advertisements.	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecastat 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>The number of waste collections has not changed and remains at 2 per annum. The number of green waste collections was changed from 4 per annum to 3 per annum in 2021-22 due to severe underutilisation of the previous system, however the quantity of material permitted to be placed out was increased from 2m3 per collection under the previous 4 collection system (total of 8m3 per annum) to 3m3 per collection under the new 3 collection system (total of 9m3 per annum). It is also worth noting that the new system is equal to the highest number of collections offered by any other Perth or Peel local government, with the City previously providing more than anywhere else.</p> <p>As with all Western Australian local governments, adjacent residents are expected to maintain their verge. In the event that an individual verge is deemed to be a fire hazard, leading up to the fire season, the City will slash the verge to remove tall grass.</p> <p>As with all Western Australian local government, adjacent residents are expected to maintain their verge.</p> <p>As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.</p> <p>The history of the crash barrier is unknown. This will be inspected by City staff to ensure it is safe.</p> <p>The lifestyle signage that exists at the intersection highlighted above typically forms part of an approved Estate Signage Strategy for a new development area , in this case Honeywood. A review of approvals relevant to this estate has been undertaken and a Honeywood Signage Strategy was approved for signage in the estate early last year. It appears that the sign in question was not approved and was scheduled to be removed. The City will be in contact with Satterley to remove the signage.</p>
36	10959	Improved Residential	Michelle Pettit	23/05/2022	1. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth. 2. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement. 3. I cannot accept that the propopsed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification. 4. What cost saving strategies does the Council have in place to minimise rate increases e.g. a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly? 5. As an occupier of a semi rural property I have not seen any significant increase in services that are commensurate with past rate increases. 6. How does the proposed rate increase compare to other Councils? 7. Can the Council stick to roads and rubbish, avoid additional services instead of charging us more? 8. What is any major projects is the Council proposing that would be supported by the suggested increase? 9. We also have very poor ADSL internet in our area and no NBN, with no future plans for this improvement.	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>TThe City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00%; City of Perth 1.10%; City of Joondalup 4.09%; City of Wanneroo 4.00%; Town of Victoria Park 4.60%; City of Mandurah 4.43%; City of Melville 3.50%; City of Rockingham 3.90%; and City of Canning 4.65%.</p> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p> <p>The City is proposing to raise rates by 3.95%. CPI is currently over 7%, and the Local Government Cost Index (local government CPI) is over 5%. The City is not proposing to undertake new projects outside of those already identified in its long-term plans. As the proposed rate rise is less than the increase in the cost of doing business, it will be necessary to work carefully through the City's budget to identify areas to save money where their will be the least impact on current services and priorities.</p> <p>The City is not responsible for Internet Infrastructure. The City has passed these concerns on to the NBN.</p>
37	7792	Improved Special Residential	Mary Margetts	23/05/2022	1. Can you please review the extent to which the 2022/2023 rates increases are planned for the Special Rural areas which includes Wandi as it is causing a lot of heart ache for your residents some of whom are struggling to pay their bills, some of who have young families and others on a pension. As all members of the council are aware with the increase in both fuel and food as well as other rising costs I beg you on behalf of your residents that you review the extent to which these rates need to rise for this coming year.	<p>Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Improved Residential, Vacant Non-Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.</p>
38	18828	Improved Residential	Vaidhy Mohan	22/05/2022	1. Wandi is just a residential community, with no local amenities to our benefit. During the last 2 years that I have lived here, my shopping needs are fulfilled by City of Cockburn facilities more than City of Kwinana's. 2. With ever rising cost of living (significant increase in fuel, utilities, grocery prices), this rate increase is going to further burden us, and that too for no added benefits.	<p>Residents of Wandi have access to all the facilities of the City, including the library, Reaquetic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. Wandi has a local, high-quality community facility, providing community buildings, and specialist hobby areas, such as dressage and woodworking.</p> <p>Further retail and community facilities are planned for the Wandi Area, with the Honeywood Pavilion under construction. The timing of retail development is determined by the owners of the land. Generally it is linked to population growth and typically is amongst the last constructed services in new areas.</p> <p>There are a range of retail offerings in the region and new shopping facilities under construction in the area. Residents are encouraged to patronise local shopping and services where possible, as it helps to strengthen the local economy, address social issues and add to the vibrancy of the City.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p>

SUMMARY OF ADDITIONAL SUBMISSIONS AND RECOMMENDATIONS

No.	Assess.	Rating Category	Submission received from ratepayer(s)	Date Received	Points raised in submission	Officer Recommendation - Response to submission
39	24583	Improved Residential	Katie Catton	22/05/2022	1. The proposed increasing of rates is not what anyone needs right now as people in this area struggle as it is. I am from NSW and its more expensive here than there which is embarrassing as this area is considered a rough, lower socioeconomic area. Crime and theft here is out of control and making more people struggle financially is going to make things worse.	As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.  The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.
40	22816	Improved Residential	Gary Wilkinson	22/05/2022	1. The rates increases exceed current wage growth. The Australian Bureau of Statistics estimates that national wage growth was approximately 2.4% in the year to March 2022. Also factoring other factors such as increasing petrol and food prices, means that a 3.5% in the Improved Residential rate will be a significant impost for households.  2. The City already sets a high rate in the dollar for Improved Residential properties, relative to neighbouring local governments such as Cockburn and Rockingham.	As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.  The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.  Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00% City of Perth 1.10% City of Joondalup 4.09% City of Wanneroo 4.00% Town of Victoria Park 4.60% City of Mandurah 4.43% City of Melville 3.50% City of Rockingham 3.90% City of Canning 4.65%
41	5150	Improved Residential	Carlo Poli	22/05/2022	1. I want to know why the rates has increased to a ridiculous 7.15%	Your property is included within the Improved Residential rating category and will receive on average a 3.95% rate increase, not a 7.15% increase as stated in your submission.
42	7703	Improved Special Residential	Lyn Osborne	23/05/2022	1. Whilst I acknowledge that the rate rise was placed in the public notices of the Sunday Times, and in a local newspaper, it has been done to satisfy the legislation and was not with the spirit of openness and consultation. This is a rate rise by stealth as it has not allowed sufficiently to engage with stakeholders. There is no reason why the ratepayers could not have been directly notified via email and invited to a series of meetings to discuss any concerns that they may have.  2. A rise of 7.15% is going to create hardship for many families in the area. The short lead time doesn't allow them to budget. Should they apply for the option to pay in instalments, they are effectively being penalised as they are then ineligible for the early payment discount. We need an explanation as to why our rates have been rising much faster than the CPI. Where is the justification, especially for the rural ratepayers? We have far fewer amenities than town residents, which is why our rates have historically had a lower rate in the dollar.  3. In light of this, what cost saving strategies has the Council identified to minimise rate increases? It is not sufficient to say costs are rising, what proactive measures is the council taking to reduce recurring costs? What economies can be made without adversely impacting ratepayers? Does the City of Kwinana have a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly.  4. Does the City of Kwinana have any large projects that are necessary, and cannot be postponed or implemented gradually, which necessitate the suggested increase?  5. There is no longer a rural ward structure within council and it is clear that the current councillors do not take rural needs, aspirations nor opinions into account.  6. There has been very few improvements to our services. City of Kwinana cannot justify these increases to rural ratepayers without increasing our services. a) The condition of our roads leaves much to be desired, Bodeman Road is patched occasionally but never fully resurface. Wandl Drive is already showing signs of wear after the recent resurfacing. Satinover Drive is a nightmare to negotiate. The current practice of filling in potholes with hot tar has not and cannot ever fix the issue. There is no discernible road base underneath so within days, more potholes appear. There is a great deal of traffic now on this road as Honeywell residents try to avoid the bottleneck from the Lyon Road / Rowley Road roundabout. b) There is a lack of footpaths in the area and the Council owes a duty of care to keep walkers and cyclists protected particularly on the busiest roads. c) Road safety needs to improve in Wandl. Council has been approached on the need for dividing lines on Wandl Drive but so far this has not been addressed. Why do Lyon and De Haer Roads have markings yet Wandl Drive, which is becoming busier due to the Honeywell estate, does not?  7. I would like to know what rates increases (if any) other councils are proposing, particularly those with a similar mix of rural, industrial and housing.  8. Given that any organisation's major expenditure is wages/salaries, how can the Council justify the increase when wages have not risen in line with CPI in recent years? Can the Council provide details of wage increases payable to staff in the past 3 years? Are these consistent with the relevant industrial agreement? Does the Council engage in "over award" payments? What increases are forecast to be paid to staff over the next 2 years and are these consistent with the relevant registered industrial instrument? What increases have been paid to non-award staff e.g. the CEO etc. over the same period and how are these determined? What oversight is there when deciding these increases to non-award staff?  9. To use the term "Harmonisation" in regard to the policy to have rural ratepayers having the same financial impost as the urban sectors is at best insulting and at worst duplicitous.	The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.  As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.  The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.  The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.  The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.  Residents of Wandl have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. Wandl has a local, high-quality community facility, providing community buildings, and specialist hobby areas, such as dressage and woodworking. The roads in Wandl are high-quality roads with long-life pavements. As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.  Spray seals represent the majority of road surface treatments in WA, and offer the best value for money surface, with very high skid resistance and very good drainage properties. This particular seal has been modified with crumbed rubber, to enhance its resistance to cracking and provide superior protection to the road pavement. The issues with the "standard" of the road are related to edge breakout and the shoulder (these are unrelated to the seal itself). The City reconstructs approximately 10 km (both sides) of road shoulder per year, and has a very low investment in edge break repair, due to constrained budgets. The City's current focus for shouldering are high-speed and high volume roads, such as Anketell Road. The City has recently completed shouldering works on other roads in Wandl (e.g. De Haer), but Wandl Drive, being a local access road, is not currently programmed.  The City completed a traffic survey on Sanitover Road in March 2021. The average daily vehicle count during the survey period was 282 vehicles per day. These volumes do not raise concern with the road being used as a rat run, and are well within the capacity of the road as a local access road. The City has programmed another traffic count in the next few months to confirm there has been no significant change in the last 12 months.  Wandl Drive is classified as a local access road. Both Lyon Road and De Haer Road are classified as local distributor roads.  Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00%; City of Perth 1.10%; City of Joondalup 4.09%; City of Wanneroo 4.00%; Town of Victoria Park 4.60%; City of Mandurah 4.43%; City of Melville 3.50%; City of Rockingham 3.90%; and City of Canning 4.65%.  Council wages are based upon a Enterprise Agreement that is negotiated with staff and any wage adjustments negotiated at that point in time. Salaries are also benchmarked industry awards.  Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Improved Residential, Vacant Non-Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.
43	7113	Improved Special Residential	John Lombardo	22/05/2022	1. Very little has changed in Wandl since I built my house 37 years ago. There are no street lights except at road junctions. There are no footpaths, cycle or walking paths and it is unsafe for children to ride their bikes to school. There is no landscaping or street trees or council reticulation and most of the road verges are a disgrace to Council and the owners. There is no public transport within reasonable walking distance. There is no road drainage. There is no kerbing except for at road junctions. Many of the roads built by the developers 40 years ago are in a state of disrepair with potholes forming and being patched by council. I would appreciate hearing from Council whether it considers it fair and reasonable for Wandl ratepayers to have rate harmonisation imposed on them without providing at least some of the services mentioned above.	Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Improved Residential, Vacant Non-Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.  Residents of Wandl have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. Wandl has a local, high-quality community facility, providing community buildings, and specialist hobby areas, such as dressage and woodworking. The roads in Wandl are high-quality roads with long-life pavements. As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.  This is common on the Perth Coastal Plain on low-volume local roads. Due to high-strength pavements, limited pavement loading and the high-strength of the free-draining, natural sands, roads outperform the normal prediction for useful life. This road will be resurfaced in the future, depending on budget capacity, seal and pavement condition, and the priorities of the road network generally.
44	4441	Improved Residential	Tish Kruger	22/05/2022	1. Kwinana rates are higher than most councils and you get less. I think a rate increase of no more than 1.5% is acceptable and more and we won't be able to afford Kwinana's rates. Already they are not affordable and now owning 2 homes in Kwinana this year will be a huge struggle.	As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.  The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.  The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.
45	16515	Improved Residential	Peter Hutchinson	22/05/2022	1. Many families are really struggling right now with higher cost of living and interest rates. I implore you to instead of increasing rates, review all of your costings and programs with a view to make strategic cuts and/or delay the capital building programs until the skills shortage eases.	As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.  The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.  The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.

SUMMARY OF ADDITIONAL SUBMISSIONS AND RECOMMENDATIONS

No.	Assess.	Rating Category	Submission received from ratepayer(s)	Date Received	Points raised in submission	Officer Recommendation - Response to submission
46	3394	Improved Residential	Trevor Palmer	22/05/2022	<p>1. It's a really tough economic environment at the moment with residents struggling to pay for their increasing rent, power, fuel and food bills without the council hitting them up for another near 4% increase.</p> <p>2. Rather than pass the increase onto ratepayers in full, how about the council "tightens it belt" like the rest of us:</p> <p>a) maybe not have catered meals after meeting and order pizza. KFC whatever - guestimate of saving \$100k</p> <p>b) close down the free bar at the council that the ratepayers stock - guestimate of saving \$400k</p> <p>c) better planning, build roundabout once and sack the person who approved the fig trees planned in roundabouts. Do not plant council trees under power lines, ever - this will save in pruning costs.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The guestimates are inaccurate with Council catering costing \$9,612 per annum. The serving of alcohol is primarily used for official Council events. Council also has a program of business improvement where it is continually looking at opportunities for efficiency or cost reduction. Over the last 18 months savings of approximately \$1million have been achieved.</p>
47	5053	Improved Residential	Michelle Manyau	22/05/2022	<p>1. Any rate rise at this time is not fair and equitable when people are struggling to buy food, due to minimum wages not increasing but inflation has significantly.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>
48	19363	Improved Residential	Teresa De Moulpied	21/05/2022	<p>1. At this time it is not congruent nor wise to put more stress on families. Our mortgage interest rates have recently been increased. Over the past few years all our utilities have increased and now our food costs have increased.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p>
49	7544	Improved Special Residential	Michael Rutledge	21/05/2022	<p>1. I disapprove of the 7.15% increase for special residential rate increase because this is way above inflation and cannot be justified.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p>
50	7116	Improved Special Residential	Cathy Mueller	23/05/2022	<p>1. Whilst I acknowledge that the rate rise was placed in the public notices of the Sunday Times, and in a local newspaper, it has been done to satisfy the legislation and was not with the spirit of openness and consultation. This is a rate rise by stealth as it has not allowed sufficiently to engage with stakeholders. There is no reason why the ratepayers could not have been directly notified via email and invited to a series of meetings to discuss any concerns that they may have.</p> <p>2. A rise of 7.15% is going to create hardship for many families in the area. The short lead time doesn't allow them to budget. Should they apply for the option to pay in instalments, they are effectively being penalised as they are then ineligible for the early payment discount. We need an explanation as to why our rates have been rising much faster than the CPI. Where is the justification, especially for the rural ratepayers? We have far fewer amenities than town residents, which is why our rates have historically had a lower rate in the dollar.</p> <p>3. In light of this, what cost saving strategies has the Council identified to minimise rate increases? It is not sufficient to say costs are rising, what proactive measures is the council taking to reduce recurring costs? What economies can be made without adversely impacting ratepayers? Does the City of Kwinana have a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly.</p> <p>4. Does the City of Kwinana have any large projects that are necessary, and cannot be postponed or implemented gradually, which necessitate the suggested increase?</p> <p>5. There is no longer a rural ward structure within council and it is clear that the current councillors do not take rural needs, aspirations nor opinions into account.</p> <p>6. There has been very few improvements to our services. City of Kwinana cannot justify these increases to rural ratepayers without increasing our services.</p> <p>a) The condition of our roads leaves much to be desired, Bodeman Road is patched occasionally but never fully resurface. Wandi Drive is already showing signs of wear after the recent resurfacing. Satinover Drive is a nightmare to negotiate. The current practice of filling in potholes with hot tar has not and cannot ever fix the issue. There is no discernible road base underneath so within days, more potholes appear. There is a great deal of traffic now on this road as Honeywell residents try to avoid the bottleneck from the Lyon Road / Rowley Road roundabout.</p> <p>b) There is a lack of footpaths in the area and the Council owes a duty of care to keep walkers and cyclists protected particularly on the busiest roads.</p> <p>c) Road safety needs to improve in Wandi. Council has been approached on the need for dividing lines on Wandi Drive but so far this has not been addressed. Why do Lyon and De Haer Roads have markings yet Wandi Drive, which is becoming busier due to the Honeywell estate, does not?</p> <p>7. I would like to know what rates increases (if any) other councils are proposing, particularly those with a similar mix of rural, industrial and housing.</p> <p>8. Given that any organisation's major expenditure is wages/salaries, how can the Council justify the increase when wages have not risen in line with CPI in recent years? Can the Council provide details of wage increases payable to staff in the past 3 years? Are these consistent with the relevant industrial agreement? Does the Council engage in "over award" payments? What increases are forecast to be paid to staff over the next 2 years and are these consistent with the relevant registered industrial instrument? What increases have been paid to non-award staff e.g. the CEO etc. over the same period and how are these determined? What oversight is there when deciding these increases to non-award staff?</p> <p>9. To use the term "Harmonisation" in regard to the policy to have rural ratepayers having the same financial impost as the urban sectors is at best insulting and at worst duplicitous.</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p> <p>Residents of Wandi have access to all the facilities of the City, including the library, Reaquetic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. Wandi has a local, high-quality community facility, providing community buildings, and specialist hobby areas, such as dressage and woodworking. The roads in Wandi are high-quality roads with long-life pavements. As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.</p> <p>Spray seals represent the majority of road surface treatments in WA, and offer the best value for money surface, with very high skid resistance and very good drainage properties. This particular seal has been modified with crumbed rubber, to enhance its resistance to cracking and provide superior protection to the road pavement. The issues with the "standard" of the road are related to edge breakout and the shoulder (these are unrelated to the seal itself). The City reconstructs approximately 10 km (both sides) of road shoulder per year, and has a very low investment in edge break repair, due to constrained budgets. The City's current focus for shouldering are high-speed and high volume roads, such as Anketell Road. The City has recently completed shouldering works on other roads in Wandi (e.g. De Haer), but Wandi Drive, being a local access road, is not currently programmed.</p> <p>The City completed a traffic survey on Sanitover Road in March 2021. The average daily vehicle count during the survey period was 282 vehicles per day. These volumes do not raise concern with the road being used as a rat run, and are well within the capacity of the road as a local access road. The City has programmed another traffic count in the next few months to confirm there has been no significant change in the last 12 months.</p> <p>Wandi Drive is classified as a local access road. Both Lyon Road and De Haer Road are classified as local distributor roads.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00%; City of Perth 1.10%; City of Joondalup 4.09%; City of Wanneroo 4.00%; Town of Victoria Park 4.60%; City of Mandurah 4.43%; City of Melville 3.50%; City of Rockingham 3.90%; and City of Canning 4.65%.</p> <p>Council wages are based upon a Enterprise Agreement that is negotiated with staff and any wage adjustments negotiated at that point in time. Salaries are also benchmarked industry awards.</p> <p>Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.</p>
51	15792	Improved Special Residential	Ray & Tennille De Smet	21/05/2022	<p>1. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth.</p> <p>2. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement.</p> <p>3. I cannot accept that the propoposed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification.</p> <p>4. What cost saving strategies does the Council have in place to minimise rate increases e.g. a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly?</p> <p>5. As an occupier of a semi rural property I have not seen any significant increase in services that are commensurate with past rate increases.</p> <p>6. How does the proposed rate increase compare to other Councils?</p> <p>7. Can the Council stick to roads and rubbish, avoid additional services instead of charging us more?</p> <p>8. What is any major projects is the Council proposing that would be supported by the suggested increase?</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022. With regard to rates generally, the basis of rates and the levels of service provided to the community are consulted as part of the Strategic Community Plan process, which includes the long term financial plan. The proposed rates are less than the basis of rates agreed with the community.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better refelction of the cost increases that local government face. LGCI is forecastat 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00%; City of Perth 1.10%; City of Joondalup 4.09%; City of Wanneroo 4.00%; Town of Victoria Park 4.60%; City of Mandurah 4.43%; City of Melville 3.50%; City of Rockingham 3.90%; and City of Canning 4.65%.</p> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p>



SUMMARY OF ADDITIONAL SUBMISSIONS AND RECOMMENDATIONS

No.	Assess.	Rating Category	Submission received from ratepayer(s)	Date Received	Points raised in submission	Officer Recommendation - Response to submission
52	10951	Improved Special Residential	Terry Greasley	21/05/2022	<p>1. The proposal has not been widely publicised among ratepayers and whilst the Council has met its obligations under the relevant legislation by placing an advert in the Public Notices, its actions lacks transparency and suggests a strategy of avoiding accountability. In affect the Council is attempting to increase rates by the stealth.</p> <p>2. Under the legislation I note that the Council must provide "objects and reasons for the rating strategy". Accordingly I would request that the Council provide me and the ratepayers more generally, specific information so as to meet this requirement.</p> <p>3. I cannot accept that the proposed increase is justified given the rates over the past few years have been well in excess of CPI. Again the Council is proposing an increase that is significantly exceeds inflation without reasonable justification.</p> <p>4. What cost saving strategies does the Council have in place to minimise rate increases e.g. a cost efficiency dividend strategy? Does it have an effective governance policy/procedure in place to ensure finances are not wasted or used corruptly?</p> <p>5. As an occupier of a semi rural property I have not seen any significant increase in services that are commensurate with past rate increases.</p> <p>6. How does the proposed rate increase compare to other Councils?</p> <p>7. Can the Council stick to roads and rubbish, avoid additional services instead of charging us more?</p> <p>8. What is any major projects is the Council proposing that would be supported by the suggested increase?</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00%; City of Perth 1.10%; City of Joondalup 4.09%; City of Wanneroo 4.00%; Town of Victoria Park 4.60%; City of Mandurah 4.43%; City of Melville 3.50%; City of Rockingham 3.90%; and City of Canning 4.65%.</p> <p>The City conducted a large community engagement exercise to inform its Strategic Community Plan. The feedback received by the community was that they wanted the City to focus upon issues much more than roads, rates and rubbish, such as environmental sustainability, community amenity and safety. The City are now focussed on the implementation of these focus areas through its Corporate Business Plan.</p> <p>The City is proposing to raise rates by 3.95%. CPI is currently over 7%, and the Local Government Cost Index (local government CPI) is over 5%. The City is not proposing to undertake new projects outside of those already identified in its long-term plans. As the proposed rate rise is less than the increase in the cost of doing business, it will be necessary to work carefully through the City's budget to identify areas to save money where their will be the least impact on current services and priorities.</p>
53	5750	Improved Special Residential	Julie Phelps & Chris Unwin	20/05/2022	<p>1. Given that our areas do not receive many of the works, services or infrastructure provided to other zonings, there does not appear to be any justification to increase the rates so severely compared to other areas. It should be noted that landowners in these areas also have additional expenses with maintaining fire breaks and providing their own water supplies.</p> <p>2. The large percentage jump in rates is inequitable and astounding in size. It greatly exceeds the CPI at a time of financial strain for many people in Kwinana.</p> <p>3. This also feels like a move to push out people from larger lots, and change the nature of the neighbourhood through pressure to break up the land as owners struggle to pay the higher rates.</p> <p>4. I would like to voice my concern about the lack of broader advertising to ensure that residents were made aware of the proposed changes. Limited public distribution of such substantial proposed financial changes are not open or fair behaviour.</p>	<p>All residents have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>Land Planning processes are overseen by the State Government, with the City's role to develop planning strategy and detail within the context of State plans. Much of the land that has not already been identified for future development lies over the Jandakot water mound. In order to protect this water supply, there are limited opportunities for further development of the land. The harmonisation process seeks to remove the subsidy that is provided to the Improved Special Residential rate class, which is artificially increasing the rates paid by other ratepayers. The process will not result in a rate in the dollar exceeding the rate in the dollar that applies to Improved Residential properties.</p> <p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p>
54	16796	Improved Special Residential	David & Wendy Gorham	23/05/2022	<p>1. I feel the rate increases should have been more widely advertised or at a meeting of all ratepayers and this should have been sent via email or letter drop.</p> <p>2. What are you offering our Wandi properties as a result of increases? We don't think enough warning has been given or reasoning behind this.</p> <p>3. With De Haer Road still at 80km/hr, it is extremely dangerous and there is no safe walkway or cycle way for people with such fast cars, as well with this recent rain there are areas even at the front of our house near corner of Leslie Road which the road is half flooded. It is very dangerous and the turnoff from De Haer Road onto Rowley Road is just a death trap. That first section of De Haer Road up to Magenup Drive should be 60km/hr.</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>(De Haer Road) These complaints will need to be investigated by the City's traffic team.</p>
55	5324	Improved Special Residential	Rachel Murray	23/05/2022	<p>1. It cannot be justified why an improved special residential variation of 7.15% is being proposed. This is also double compared to the proposed 3.95% for improved residential.</p> <p>2. Improved residential have mains water, rubbish collection, footpaths, streetlights and parks in close proximity and new roads. Improved special residential have rubbish collection although do not have mains water, footpaths and have minimal streetlights. Improved residential has seen a huge increase in traffic which in turn has led to a huge increase in littering in the vicinity bordering improved residential impacting improved special residential.</p> <p>3. The services provided to the improved special residential (special rural) taxpayers has not changed a and 7.15% variation increase by Council is unreasonable and unjustified. There is no fairness in this proposed variation and special improved residential (special rural) are being penalised.</p> <p>4. Furthermore, a proposed 7.15% variation in the current economic climate will only put local families under more financial burden/strain.</p>	<p>Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Improved Residential, Vacant Non-Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.</p> <p>All residents have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Improved Residential, Vacant Non-Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p>
56	16754	Improved Residential	Shirley King Ching	23/05/2022	<p>1. Why does improved commercial &amp; industrial have a lower rate in dollar? They are better in earning commercial income than residential ratepayers. Why can't the commercial &amp; industrial rate increase be higher and residential rate lower?</p> <p>2. How much employee cost increase is there for next financial year?</p> <p>3. I urge a thorough review of the level of service the City of Kwinana provides to its ratepayers; perhaps review the essential and non-essential services; conducting some benchmarking studies. I believe WALGA will be of assistance to this, so at least we can either remain with 0% rate increase or lower than the 3.95% proposed increase. Our wages do not increase by that much.</p>	<p>Council collects rates from residents and businesses in the city to help fund local infrastructure and services. How the rates are set across the different rating categories is based on a number of principles with one being the benefit principle and the correlation between consumption / benefit of infrastructure and services and the rate burden rather than the amount they can earn.</p> <p>Council wages are based upon a Enterprise Agreement that is negotiated with staff and any wage adjustments negotiated at that point in time. Salaries are also benchmarked industry awards.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p>
57	5767	Improved Special Residential	Stacey & Kyle Hudspeth	23/05/2022	<p>1. We object to the proposed rate increase. The impact of Covid has been significant and still having effect. The cost of living has risen whilst wages have held steady.</p> <p>2. In comparison, increases for the following local governments are proposed:</p> <p>a) City of Cockburn 1.5%</p> <p>b) City of Perth 1.3%</p> <p>c) City of Joondalup 0.9%</p> <p>d) City of Stirling 0.9%</p> <p>e) City of Vincent 2.4%</p> <p>f) City of Wanneroo 1%</p> <p>g) Town of Cambridge 0%</p> <p>h) Town of Victoria Park 2%</p> <p>3. This comparison makes 3.95% up to 7.15% seems, at best, to be ignorant and out of touch with the plight of your residents and at worst, very much like greed. Particularly, since the residents seem to have a list a mile long of improvements that have not happened since the last rates hike e.g. parks, footpaths, a bus to the station for Marri Park residents, or tip passes to be ignored in favour of street collection.</p> <p>4. Council should put their extensive improvements on hold for at the next year before any rate rise.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible. The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>Compared to the proposed 3.95% benchmark increase for Kwinana, the following local governments are proposing: City of Cockburn 3.00%; City of Perth 1.10%; City of Joondalup 4.09%; City of Wanneroo 4.00%; Town of Victoria Park 4.60%; City of Mandurah 4.43%; City of Melville 3.50%; City of Rockingham 3.90%; and City of Canning 4.65%.</p> <p>The Casuarina Wellard Community Hall provides a high quality community facility in partnership with the casuarina Wellard Progress Association. In addition the City is planning for providing amenity and community facilities for new residential development within Casuarina. Residents of Casuarina also have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p>



SUMMARY OF ADDITIONAL SUBMISSIONS AND RECOMMENDATIONS

No.	Assess.	Rating Category	Submission received from ratepayer(s)	Date Received	Points raised in submission	Officer Recommendation - Response to submission
58	18555	Improved Residential	Rachael Glasgow	23/05/2022	<p>1. Current council rates in my area are already significantly higher than comparable surrounding areas.</p> <p>2. I see no compelling legitimate reason for the increase except filling a budget gap by targeting new estates. Whilst rental and sales value has seen an increase during the pandemic, this has not affected the many residents who continue in their home amongst an already increasing cost of living.</p> <p>3. Kwinana council does not offer tip passes as other bordering councils provide as part of their rates package, despite charging more.</p> <p>4. Kwinana council does not offer a third kerbside bin as all other surrounding councils do. There was a recent survey regarding the potential of bringing this in, which also flagged a potential additional increase in rates on top of the higher rate we are already charged.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. Despite seeking to adhere to the Long Term Financial Plan adopted by Council in December 2021, Council has decided that a 3.95% benchmark increase was necessary in minimising the impact on ratepayers while still achieving financial sustainability.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>The City does not operate a landfill facility and therefore cannot offer residents tip passes for its own facility. Providing tip passes for landfill facilities in other local government areas is significantly more expensive than the City's verge collection service and is highly inconvenient for residents without access to a utility or trailer. Community engagement surveying has consistently shown low demand for tip passes due to these reasons.</p> <p>As part of the implementation of the City's Waste Plan 2021-25, the City will be undertaking a 3-bin feasibility assessment in 2022-23.</p>
59	7279	Improved Special Residential	Natalie Beard	23/05/2022	<p>1. Recently I was made aware, through other concerned ratepayers, of the public notice placed in the Sunday Times. I believe this to be a 'sneaky' (some would say dishonest) way in which you advised residents of the impending rate rises. For years now, rural residents have not been afforded delivery of a local paper and personally I stopped reading 'newspapers' (including the Sunday Times) many years ago. Should I, and I am going to assume most people, wish to read the news online that certainly does not include public notices. It is obvious that Council has tried to reach as few as possible ratepayers whilst trying to hide the rate rises until it is too late for any ratepayers to do anything about it.</p> <p>2. The notice given to ratepayers clearly shows that the increase to Improved Special Rural areas is substantially more than that of any other improved land. This increase comes with no other explanation except that it is based on the GRV of the land. What does this provide to the average ratepayer that lives in this area as their sole residence? It is like the residents have been working hard with little assistance from the Council and are now being penalised for their increased value as everyone wishes to have what we have created.</p> <p>3. Reading your Strategic Community Plan 2021-2031, it is clear that absolutely no key projects are identified for any special rural areas. How then, does the Council justify the increased rate rise that is proposed for this zone?</p> <p>4. Furthermore, I see little improvements around my local area. Local roads are dangerous, traffic has increased significantly, and nothing has changed; walking or riding is dangerous due to the speed of vehicles and lack of shoulder in some areas. Bin collections have remained unchanged in years, we still only have 2 bins and recycling is collected fortnightly only - personally I am happy with this and it suits our family well, but if nothing is changing how can rates increase so substantially?</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Improved Residential, Vacant Non-Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>As part of the implementation of the City's Waste Plan 2021-25, the City will be undertaking a 3-bin feasibility assessment in 2022-23.</p> <p>Residents of Wandí have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. Wandí has a local, high-quality community facility, providing community buildings, and specialist hobby areas, such as dressage and woodworking. The roads in Wandí are high-quality roads with long-life pavements. As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.</p>
60	6369	Improved Residential	Georgina Stutzer	23/05/2022	<p>1. Council should reconsider the rate increase for the following reason: a) inflation surged to 5.1% and is forecast to be 5% by the end of this quarter; b) interest rates have increased for the first time since November 2010 by 25 points in May 2022 and is forecast to increase 4 more times in June, July, August and November 2022; c) unemployment although falling is still above 10% in Kwinana and more than 5% above the national average; d) it looks like the council is projecting a 6 million surplus - a balanced budget is important but we don't need to fill the coffers when people are already struggling.</p> <p>2. What do my rates get me? A) no curbing despite waiting 30 years b) no sewerage c) no discounted/rebate for septic tank emptying d) no underground power e) bills for trees that impede power lines f) fortnightly collection of recyclables, which is inadequate g) no waste management strategy or recycling centre in Kwinana h) one less green waste collection per year, despite bordering bush reserves and needing to keep our properties fire safe i) no tip passes to dispose of rubbish (despite the landfill facility being practically in Kwinana) j) no local government or state government incentives for installing a bore despite being above an aquifer.</p>	<p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>All residents have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services.</p>
61	17179	Improved Residential	Vanessa Williamson	23/05/2022	<p>1. I am absolutely against the rate increase and would like my opinion noted.</p>	<p>Noted</p>
62	24211	Improved Residential	Amanda Crawford	22/05/2022	<p>1. Why is the Council considering raising rates at this time when the cost of living is at an all time high e.g. food costs, fuel, mortgage rates, etc?</p> <p>2. What is being done regarding the crime aspect?</p>	<p>Your property is included within the Improved Residential rating category and will receive on average a 3.95% rate increase, not a 7.15% increase as stated in your submission.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible.</p> <p>The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Crime of any kind is a State Government issue, however the City does have several initiatives in place to help residents including the CCTV rebate scheme, Neighbour Day Every Day and the Worrall Court transformation. The City also has a Community Development Officer for Community Safety who maintains contact with the local police.</p>
63	7368	Improved Special Residential	Robert & Sandra Hannan	23/05/2022	<p>1. We live in the special rural area of Wandí and our facilities in this area certainly do not warrant a rise in rates.</p> <p>2. We have limited street lighting, no kerbing, no footpaths, the one facility at Magenup Grounds and a rubbish pick up. How can you justify a rate rise?</p> <p>3. We no longer have the privilege of having a rural councillor to represent us then it is obvious that you are looking at the residents of Wandí to supplement the coffers so you can make the City of Kwinana bigger and better for those who live close to it.</p> <p>4. You have our emails on file so we feel that the rate rise could have been promoted to residents in a more transparent manner. Perhaps it was within the letter of the law but certainly not morally in the best interests of your ratepayers. We had to hear about it through the Wandí Group.</p> <p>5. If you balance your budget and offer the right options to residents then you should be able to manage without this continual obsession with raising rates.</p>	<p>The City has met all of the Local Government Act 1995 regulations with regard to providing notice of its intention to levy differential rates. The notice was published in the statewide publication, The Sunday Times and the local newspaper, The Sound Telegraph as well as on the City's website and a mention on the City's social page. All notices referred to how to obtain the Statement of Objects and Reasons document. The notice period of 21 days as prescribed in the Local Government Act 1995 was also complied with, 1 May 2022 to 23 May 2022.</p> <p>Harmonisation of a number of rating categories was commenced in 2018/2019 to create a fairer and more equitable rating system. Local Government rates are charged to each property owner based on the valuation of the property. To provide a "discount" such as a lower rate in the dollar to certain rating categories is unfair and the City has been working toward amalgamating alike rating groups such as Improved Special Residential with Improved Residential, Vacant Non-Residential with Vacant Residential etc. The harmonisation was spread over 6 financial years (was supposed to be 5 years but was delayed by 1 year due to Covid) to minimise the financial impact to both the City and the affected rating categories. Within the 2023/2024 financial year, the City will have rationalised 10 rating categories down to 6 categories.</p> <p>As the population within the City grows, the demand for services also grows and the City is required to provide more services such as maintenance of parks, community infrastructure, roads, footpaths, street lighting etc. The City is constantly reviewing budgets and long term financial plans to ensure that we are providing an adequate level of services and that savings are made where possible. The City makes a concerted effort to reduce costs wherever possible to minimise the impact on the ratepayers but without reducing the level of services. However, local governments are also subject to inflationary pressures. The Local Government Cost Index (LGCI) reflects the costs for wages, construction, and other services and is a better reflection of the cost increases that local government face. LGCI is forecast at 5.7% for the year. The City's contracts are tied to the LGCI and will therefore mean that costs associated with these contracts will also increase by 5.7%. While the basis of rates agreed with the community is the LGCI, Council is proposing to set rates at 3.95%. Accordingly, it will be necessary to reduce costs in order to continue to provide the same level of service.</p> <p>The City of Kwinana provides services and facilities for the community within the parameters of the Long Term Financial Plan which incorporates significant feedback received from all stakeholders including residents. In comparison to other surrounding local governments, the City of Kwinana has a much lower rate base in that the number of rateable properties is much less and the valuations are much lower. This causes more volatility when determining the rate in the dollar needed to balance the annual budget.</p> <p>Residents of Wandí have access to all the facilities of the City, including the library, Requatic, sporting facilities and playgrounds, in addition to the more general management of roads, planning control and public health services. Wandí has a local, high-quality community facility, providing community buildings, and specialist hobby areas, such as dressage and woodworking. The roads in Wandí are high-quality roads with long-life pavements. As is normal in semi-rural areas, and consistent with the look and feel (amenity) of the area, the running surface of semi-rural roads are spray sealed. The absence of footpaths is consistent with the semi-rural feel (amenity) of the area, and the low traffic volumes of the area. The Valuer General considers the local amenity when determining the gross rental value of land.</p> <p>The ward system was removed in 2007 for all areas within Kwinana after the Department of Local Government pushed for a ward review in 2006 due to the elector ratio methodology.</p>

**10      REPORTS OF ELECTED MEMBERS**

**11      MAYORAL ANNOUNCEMENTS**

**12      CLOSE OF MEETING**