

An aerial photograph of a stone observation tower in a lush green forest. Two people are standing on the tower, looking out over the city of Kwinana in the distance. The tower is built from large, irregular stones and has a metal railing. The surrounding area is filled with dense, green trees and shrubs. In the background, the city skyline is visible under a clear blue sky.

# Special Council Meeting

## Agenda

10 June 2026

Notice is hereby given of a Special Meeting of Council to be held at the Boria Room, John Wellard Community Centre, Wellard, commencing at 6:00pm. 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 <https://www.kwinana.wa.gov.au/>

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## 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

**Deputy Mayor Barry Winmar to present the Welcome to Country:**

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

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

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

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

*Kaya wandju ngaany koort djoorpiny nidja Nyoongar boodjar daadjaling waankganinyj Nyoongar Boodjar.*

Hello and welcome my heart is happy as we are gathered on country and meeting here on Nyoongar 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 Nyoongar people and we pay our respects to their Elders past and present."*

## 3 DEDICATION

Councillor Erin Sergeant 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:

Unknown at the time of issuing the Agenda.

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

Nil

## 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, 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

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.

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.

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
- included 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 CONFIRMATION OF MINUTES**

### **7.1 CONFIRMATION OF THE ORDINARY COUNCIL MEETING MINUTES HELD ON 27 MAY 2026**

## 8 REPORTS

### 8.1 CONSIDERATION OF ADVERTISED DIFFERENTIAL RATES SUBMISSIONS AND REQUEST FOR MINISTERIAL APPROVAL OF 2025/2026 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, Disability Services, Volunteering and Youth (Minister) to approve the proposed differential rates for Vacant and for General Industrial general rates prior to the adoption of the rates through the budget process.

At the Special Council Meeting of 11 May 2026, Council resolved to advertise the Statement of Objects and Reasons and proposed differential rates and minimum payments for the 2026/2027 financial year, in accordance with the *Local Government Act 1995 (LG Act)*. The advertising commenced on 13 May 2026 with placement in The West Australian newspaper and the Sound Telegraph newspaper calling for public submissions until the close of business on 3 June 2026. In addition to the public notices required by the *LG Act*, the City advertised the proposal to levy differential rates through social media on the City's Facebook page, the City's website and the City's community engagement portal 'Love My Kwinana'.

Copies of the public notice and Statement of Objects and Reasons were made available for public inspection at the City's Administration Building, Darius Wells Library and Resource Centre. Landowners within the General Industry (UV) rate category were also written to regarding the proposed differential rate for their properties.

While no submissions expressly challenged the City's differential rating methodology, the majority raised concerns regarding cost-of-living pressures, which are relevant to the perceived affordability, fairness and timing of any proposed rate increase.

Following the advertising of the proposed differential rates, officers undertook a further review of emerging cost pressures and asset renewal requirements and determined that an overall rate increase of 4.75% is required, rather than the 4.5% advertised. The additional 0.25% is estimated to generate approximately \$150,000 in additional revenue. For the average residential ratepayer, this equates to an increase of approximately \$4.27 per annum, or results in the average rates increasing from \$76.81 to \$81.08. This represents a relatively minor individual impact, while providing a meaningful contribution to addressing the City's cost pressures and long-term financial sustainability. Accordingly, this report presents revised differential rates based on a total rate increase of 4.75%.

**OFFICER RECOMMENDATION****That Council:**

1. **Notes the outcomes of the public consultation process, including submissions received in relation to the proposed 2026/2027 differential rates and minimum payments;**
2. **Note that the proposed rate increase for the 2026/27 budget report to the Special Council meeting on the 8 July 2026 will be based on 4.75% to incorporate the increase cost pressure and asset renewal challenges currently experienced by the City;**
3. **Request the Chief Executive Officer proceed with the budget preparation based on the updated Statement of Objects and Reasons contained in Attachment 8.1.1;**
4. **Authorise the Chief Executive Officer to proceed with the application for Ministerial Approval of the adopted differential rates for:**
  - a) **GRV Vacant General Rates; and**
  - b) **UV General Industrial General Rates.**

**VOTING REQUIREMENT**

Simple majority

**DISCUSSION**

Rates are levied to fund the City's budget requirements in line with the objectives, strategies and activities set out in its plans. This revenue is essential to the annual delivery of services and community infrastructure and represents a significant source of funding for achieving the City's strategic objectives.

**Advertising of Differential Rates**

At the Special Council Meeting held on 11 May 2026, Council was requested to endorse the advertising of the proposed general rates and minimum payments for GRV and UV ratepayers for 2026/2027, based on an average total levy increase of 4.5%. The proposed rates and minimum payments presented to Council are set out in the Table 1 below:

Table 1: Special Council Meeting 11 May 2026 - Differential Rates

Differential Category	Proposed 2026/2027 Rate in Dollar (\$)	Proposed 2026/2027 Minimum \$
<b>GRV - Improved Residential</b>	<b>0.066336</b>	<b>1,334</b>
<b>GRV - Improved Commercial and Industrial</b>	<b>0.098619</b>	<b>1,334</b>
<b>GRV - Vacant</b>	<b>0.229948</b>	<b>1,334</b>
<b>UV - General Industry</b>	<b>0.018304</b>	<b>1,739</b>
<b>UV - Rural</b>	<b>0.004228</b>	<b>1,739</b>
<b>UV - Mining and Industrial</b>	<b>0.008221</b>	<b>1,739</b>

Following Council's endorsement of the advertising report, it was identified that the minimum payment amounts shown in the differential rates table for the Improved Commercial and Industrial and UV Rural categories were incorrectly stated in the report presented to Council.

The correct minimum payments are \$1,739 for Improved Commercial and Industrial properties and \$1,334 for UV Rural properties.

Importantly, the error was confined to the table contained within the Council report. The correct minimum payment amounts were included in:

- the public notices published in The West Australian and the Sound Telegraph; and
- the Statement of Objects and Reasons endorsed by Council and made available for public inspection.

Accordingly, the community was accurately informed of the proposed minimum payments throughout the advertising period and the statutory consultation process was not affected by the reporting error.

The table below sets out the City of Kwinana's advertised proposed differential rates for 2026/2027.

*Table 2 – Advertised Proposed Differential Rate in the Dollar (RID) and Minimum Payments for GRV and UV Rating Categories for 2026/2027*

<b>GRV Rate Categories</b>	<b>Minimum Payment (\$)</b>	<b>Rate in Dollar (\$)</b>
Improved Residential	\$1,334	0.066336
Improved Commercial & Industrial	\$1,739	0.098619
Vacant	\$1,334	0.229948
<b>UV Rate Categories</b>		
General Industry	\$1,739	0.018304
Rural	\$1,334	0.004228
Mining & Industrial	\$1,739	0.008221

### **Rating Strategy**

The City regularly evaluates and refines its rating strategy to balance the need for revenue generation with fairness and transparency to ratepayers. This strategy is not only informed by the Strategic Community Plan (SCP) and its Long Term Financial Plan (LTFP) but also considers broader economic factors and long-term planning frameworks. By adhering to principles of sustainability, the City aims to ensure adequate funding for essential services while pursuing initiatives that support growth and community development.

The application of differential rates is a pivotal aspect of this approach. Differential rates are particularly significant for addressing disparities in land use and encouraging the development of underutilized or vacant properties. Furthermore, these rates align with the City's strategic goals by fostering investment in infrastructure renewal and enhancing community amenities.

Like the Consumer Price Index (CPI), which measures the increase in costs of general household items, the Local Government Cost Index (LGCI) measures the increase in costs of items typically purchased by local governments. The City's current Strategic Community Plan (SCP) stipulates that its rating strategy is based on the projected LGCI plus the expenses associated with renewing the City's asset infrastructure. The City's current Asset Management plans indicate that the City has to continue to invest in renewal of its assets to ensure its assets sustainability index meets the bench mark of 80% to ensure its ageing assets are continuously renewed to cater for the growing needs of the community.

The LGCI as published by WALGA in April 2026 is forecasted at 3.1% for 2026/2027 financial year. However, this prediction does not account for any potential cost or price impacts flowing from the recent oil and other commodity price spike. WALGA appointed ACIL Allen to undertake a scenario modelling to reflect the impact of the current oil shock on the LGCI which resulted in the LGCI predictions being increased to 3.3%. So, in addition to the 3.3% LGCI, Council requires an additional 1.46% rate increase to finance the repayment of a \$10.8 million loan in 2026/27 for the Recquatic Refurbishment. Although the rate increase is 4.76%, Council advertised a 4.5% for 2026/2027 due to favourable interim rating this year and recognition of the significant financial pressure the current economic conditions are placing on the community.

## Rationale for reverting to 4.75%

Following the close of the public advertising period, officers undertook a further review of the City's financial position, including updated contract pricing, asset renewal requirements, capital program delivery costs and broader economic conditions.

While the advertised 4.5% increase reflected the best information available at the time and sought to minimise cost-of-living impacts on ratepayers, the subsequent review identified a number of emerging cost pressures that are now expected to have a greater impact on the City's operating and capital budgets over the coming financial year.

The key factors supporting the revised increase of 4.75% include:

- **Escalating contract and operational costs** - The City continues to experience upward pressure on major service and maintenance contracts, influenced by labour shortages, supply chain constraints, energy costs and inflationary impacts. These increases are exceeding assumptions contained within current economic forecasting indicators, including the Local Government Cost Index.
- **Construction cost volatility and capital delivery risk** - Construction and material costs remain volatile, creating increased risks around the delivery of the City's growing capital works program. Maintaining adequate funding capacity is essential to ensure critical infrastructure projects can be delivered without compromising other service and asset renewal priorities.
- **Major infrastructure and growth-related investment** - The City is progressing a few significant projects and strategic initiatives, including the Recquatic Centre redevelopment, Regional Open Space planning and infrastructure required to support ongoing population growth. These investments are important to maintaining community service levels and supporting future economic development opportunities.
- **Asset renewal and long-term financial sustainability** - The City's Asset Management Plans identify the need for continued investment in the renewal and maintenance of existing assets to ensure infrastructure remains fit for purpose and sustainable over the long term. The revised rate increase assists in maintaining asset sustainability targets and reducing the risk of future funding shortfalls.

The proposed increase of 4.75% is considered a prudent and measured response to changing financial conditions. It seeks to balance the need to minimise impacts on ratepayers while ensuring the City remains financially sustainable, maintains current service levels and continues to invest in the infrastructure required to support a growing community.

The revised rate increase also better aligns the budget with the City's Strategic Community Plan and Long Term Financial Plan. It recognises that cost pressures relating to contracts, construction, materials and service delivery continue to exceed earlier assumptions, while supporting the City's ongoing commitment to asset renewal and infrastructure sustainability. In this context, the additional 0.25% is considered a prudent adjustment that will assist in maintaining service standards, meeting asset renewal requirements and reducing the risk of future funding shortfalls.

It is also noted that it is not uncommon for local governments to adjust proposed rate increases following the advertising period, particularly where updated cost information becomes available prior to final budget adoption.

The differential rates arising from the revised 4.75% increase are detailed in Table 3. The Objects and Reasons have also been updated accordingly and are provided in **Attachment 8.1.1**.

*Table 3– Adjusted Proposed Differential Rate in the Dollar and Minimum Payments for GRV and UV Rating Categories*

<b>GRV Rate Categories</b>	<b>Minimum Payment (\$)</b>	<b>Rate in Dollar (\$)</b>
Improved Residential	\$1,337	0.066502
Improved Commercial & Industrial	\$1,743	0.098866
Vacant	\$1,337	0.230523
<b>UV Rate Categories</b>		
General Industry	\$1,743	0.018350
Rural	\$1,337	0.004239
Mining & Industrial	\$1,743	0.008242

Consistent with the rationale outlined above, the City has also identified efficiencies of \$412,000 that will be transferred to the asset management reserve to support asset renewal without reducing service levels. Together, these measures support an overall rates levy of 4.75%, which is proposed to generate rates income of \$60,290,291.

### **Submissions Received**

Advertising of the proposed differential rates for 2026/2027 took place in The West Australian newspaper and the Sound Telegraph newspaper on 13 May 2026 and called for public submissions until the close of business on 3 June 2026. Social media, City's website and the engagement portal *Love My Kwinana* was also used to inform the community of the Council's intention to levy differential rates. Ratepayers within the General Industry rate category was also written to separately regarding the proposed differential rates for their properties. The notice called for submissions to the proposal, with a closing date of 3 June 2026 (not less than 21 days).

The City received eight submissions during the advertising period. Consideration of those submissions is provided in **Attachment 8.1.2**. The majority of submissions were lodged through the Love My Kwinana engagement platform, which recorded 158 page visits, with eight visitors providing comments on the proposed rates.

### **Summary of Submissions**

The Regulations permit members of the community to make submissions on any matter during the consultation process for differential rates. Community members may also raise other matters with the City at any time through the appropriate channels.

In summary, the majority of submissions received this year raised concerns that the proposed rate increases would impose additional financial pressure on households already experiencing cost-of-living pressures. These concerns reflect the broader economic environment, including continued increases in essential living expenses and heightened uncertainty in domestic and international markets, which have affected household financial capacity. A summary of the submissions received is at **Attachment 8.1.2**.

Other than these concerns, the submissions did not specifically identify any issues with the City’s differential rating methodology.

As the City’s population continues to grow, demand for municipal services and infrastructure also increases. This places additional pressure on the City to maintain and expand essential services, including parks maintenance, community infrastructure, roads, footpaths and street lighting. Council is mindful of the ongoing cost-of-living pressures affecting many households and has carefully considered these impacts in developing the 2026/2027 budget.

In this context, the proposed 4.75% rate increase is intended to balance the need to maintain appropriate service levels, respond to growing community demand, and support ongoing asset renewal, while also preserving the City’s long-term financial sustainability. In preparing the budget, the City has continued to review expenditure, identify efficiencies where possible, and assess its long-term financial position to ensure a prudent and sustainable approach.

While the concerns raised regarding cost-of-living pressures are acknowledged, it is noted that submissions did not identify any issues with the differential rating methodology itself. The revised increase to 4.75% has therefore been carefully considered in this context, balancing community sensitivity with the City’s operational and financial requirements.

### Rates Modelling for 2026/2027

The updated rates modelling reflecting the proposed 4.75% increase is set out in Table 4 below. Table 4 summarises the proposed rates for each rating category, including the number of properties to which minimum and non-minimum payments would apply.

Table 4: Draft Rates Modelling for 2026/2027

RATES AND SERVICE CHARGES									
Rating Information									
Rate Description	Basis of valuation	Rate in dollar	Number of properties	Rateable value*	2026/27 Budgeted rate revenue	2026/27 Budgeted interim rates	2026/27 Budgeted total revenue	2025/26 Actual total revenue	2025/26 Budget total revenue
				\$	\$	\$	\$	\$	\$
<b>General rates</b>									
Improved Residential	Gross rental valuation	0.0665020000	16,475	462,808,065	30,777,662	500,000	31,277,662	30,869,205	30,195,725
Improved Commercial and Indus	Gross rental valuation	0.0988660000	544	175,648,124	17,365,627	50,000	17,415,627	16,167,915	15,520,641
Vacant	Gross rental valuation	0.2305230000	906	12,949,210	2,985,091	75,000	3,060,091	1,691,209	2,165,333
General Industrial	Unimproved valuation	0.0183500000	3	150,100,000	2,754,335	0	2,754,335	2,629,110	2,629,110
Mining and Industrial	Unimproved valuation	0.0082420000	29	66,345,000	546,815	0	546,815	508,708	531,477
Rural	Unimproved valuation	0.0042390000	211	285,140,000	1,208,708	0	1,208,708	865,314	1,051,125
<b>Total general rates</b>			<b>18,168</b>	<b>1,152,990,399</b>	<b>55,638,238</b>	<b>625,000</b>	<b>56,263,238</b>	<b>52,731,461</b>	<b>52,093,411</b>
<b>Minimum payment</b>									
<b>Minimum \$</b>									
Improved Residential	Gross rental valuation	1,337.00	3,036	54,214,760	4,059,132	0	4,059,132	2,612,742	2,611,462
Improved Commercial and Indus	Gross rental valuation	1,743.00	60	678,306	104,580	0	104,580	80,451	104,832
Vacant	Gross rental valuation	1,337.00	328	1,636,530	438,536	0	438,536	1,107,159	1,182,502
General Industrial	Unimproved valuation	1,743.00	0	0	0	0	0	0	0
Mining and Industrial	Unimproved valuation	1,743.00	14	146,200	24,402	0	24,402	19,155	23,296
Rural	Unimproved valuation	1,337.00	19	2,979,700	25,403	0	25,403	201,766	116,207
<b>Total minimum payments</b>			<b>3,457</b>	<b>59,655,496</b>	<b>4,652,053</b>	<b>0</b>	<b>4,652,053</b>	<b>4,021,273</b>	<b>4,038,299</b>
<b>Total general rates and minimum payments</b>			<b>21,625</b>	<b>1,212,645,895</b>	<b>60,290,291</b>	<b>625,000</b>	<b>60,915,291</b>	<b>56,752,734</b>	<b>56,131,710</b>
<b>Ex-gratia rates</b>									
Dampier to Bunbury Natural Gas Pipeline Corridor					180,000	0	180,000	180,000	180,000
<b>Total rates</b>					<b>60,470,291</b>	<b>625,000</b>	<b>61,095,291</b>	<b>56,932,734</b>	<b>56,311,710</b>

### Recommendation

The proposed 4.75% rate increase aims to balance maintaining desired service levels within the community while mitigating financial sustainability and cost-of-living impacts on residents. This rate is derived from a financially prudent approach and requires the implementation of further efficiencies.

## 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 Industrial rate in the dollar is more than twice the value of the lowest UV rating category, Rural.
2. GRV Vacant rate in the dollar is more than twice the value of the lowest GRV rating category, Improved Residential.

It is recommended that Council resolve to request the Chief Executive Officer to proceed with preparing a draft budget, based on the differential rates in Tables 3 and to make the required application to the Minister.

## STRATEGIC IMPLICATIONS

**Outcome:** Quality of Life / Ngalang moorditj wirrin (Our strong spirit)  
**Objective:** Thriving local economy

## SUSTAINABILITY FRAMEWORK

**Sustainability Guiding Principle**  
3 - Thriving Local Economy

**Sustainability Priority Area**  
3 - Liveability

## 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.*

*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 total rate revenue of \$61,095,291 which includes ex-gratia payment of \$180,000 for Dampier to Bunbury Natural Gas Pipeline and \$625,000 for interim rating will determine the funds that are available for services and programs in the 2026/27 budget.

### **ASSET MANAGEMENT IMPLICATIONS**

The rating strategy ensures funding is provided for asset renewal and capital projects which is reflective of the City's asset management strategy.

### **ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS**

The rating strategy ensures funding is provided for environmental and public health projects and initiatives aligned with the Corporate Business Plan and the City's Sustainability Strategy.

### **COMMUNITY ENGAGEMENT**

The proposed rates were advertised by public notice in The West Australian newspaper and the Sound Telegraph newspaper on the 13 May 2026, detailing each rate in the dollar and minimum payment. A submission period of 21 days was provided. Submissions closed at 5pm, 3 June 2026.

The following additional engagement also took place:

- Information was made available on the City's website outlining the intention to levy differential rates and minimum payments and details on how to make a submission.
- Posts on the City's social media site.
- Exhibit on the public notice board at the Darius Wells Library and Resource Centre and the Administration building.
- Information included in public notice section of the City's Spirit eNewsletter.
- The City hosted the engagement through the Love My Kwinana engagement portal.

### **ATTACHMENTS**

1. Statement of Objects and Reasons 2026-2027 [8.1.1 - 7 pages]
2. Differential Rates Submissions 2026-2027 [8.1.2 - 3 pages]

## ATTACHMENT A



**STATEMENT OF OBJECTS AND REASONS  
FOR DIFFERENTIAL  
RATE CATEGORIES 2026/2027**

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 2026/2027 financial year, to be effective from 8 July 2026.

<b>GRV Rate Categories</b>	<b>Minimum Payment (\$)</b>	<b>Rate in \$</b>
GRV Improved Residential	1,337	0.066502
GRV Vacant	1,337	0.230523
GRV Improved Commercial and Industrial	1,743	0.098866
<b>UV Rate Categories</b>		
<b>UV Rate Categories</b>	<b>Minimum Payment (\$)</b>	<b>Rate in \$</b>
UV General Industry	1,743	0.018350
UV Rural	1,337	0.004239
UV Mining and Industrial	1,743	0.008242

The above rate model is estimated to yield \$60,290,291 in rate revenue based on the current information at 05 June 2026.

#### What are Rates?

Rates are a tax levied on all rateable properties within the City of Kwinana, in accordance with the *Local Government Act 1995*. The objective of the proposed rates in the 2026/2027 Budget is to meet the City's net funding requirements for services, activities, financing costs, and current and future capital needs, after taking into account all other sources of revenue. A rating system provides Council with a mechanism to raise sufficient revenue to deliver these services.

Across Australia, using property valuations is generally regarded as the most appropriate way to promote equity in rating. However, a fully equitable outcome across all properties and locations is difficult to achieve using valuations alone. Accordingly, refinement options such as differential rating are available, and the City of Kwinana has chosen to apply them.

In Western Australia, Landgate (the Western Australian Land Information Authority, a State Government agency) undertakes land valuations and provides those valuations to each local government. Two valuation types are used: Gross Rental Value (GRV), which generally

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applies to urban, non-rural land; and Unimproved Value (UV), 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 –*

*(a) 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 - *Local Government Act 1995*

##### *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.*

(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.*

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*(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 - Local Government Act 1995

##### 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.*

*(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*

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*(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)

It is Council's intention to achieve a simplified rating structure comprising the following GRV rating categories by 2026/2027:

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

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). The VGO is required to maintain valuations of all rateable land in Western Australia for rating and taxing purposes and rating valuations are updated every three (3) years known as a General Valuation and was updated for the 2026/27 financial year. 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 2024 and is effective from the 1 July 2026.** 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. General Industry
2. Mining and Industrial
3. Rural

The VGO determines unimproved values annually.

### Proposed Differential General Rates and General Minimum Payments

The following are the objects and reasons for each of the differential rating categories and minimum payments for the 2026/2027 financial year:

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**GRV Improved Residential**

This differential rate category imposes a differential general rate on land valued on a gross rental value basis for rateable properties used for residential purposes where the zoning allows for residential use.

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.

The proposed rate in the dollar for this category is \$0.066502, with a minimum payment of \$1,337. It will be applied to 19511 of the City's rateable properties and deliver 57.80% of the proposed rate income.

**GRV Vacant**

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

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 \$0.230523, with a minimum payment of \$1,337. It will be applied to 1234 of the City's rateable properties and deliver 5.68% 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 not used for residential purposes and 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:

- (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.

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The proposed rate in the dollar for this category is \$0.098866, with a minimum payment of \$1,743. It will be applied to 604 of the City's rateable properties and deliver 28.98% of the proposed rate income.

#### UV General Industry

This differential rate category imposes a differential general rate on land 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 \$0.018350 cents, with a minimum payment of \$1,743. It will be applied to 3 of the City's rateable properties and deliver 4.57% 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.

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 land use and environmental impacts.

The proposed rate in the dollar for this category is \$0.008242, with a minimum payment of \$1,743. It will be applied to 43 of the City's rateable properties and deliver 0.95% of the proposed rate income.

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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 \$0.004239, with a minimum payment of \$1,337. It will be applied to 230 of the City’s rateable properties and deliver 2.05% of the proposed rate income.

Minimum Payment

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

GRV Rate Categories	Minimum Payment (\$)
GRV Improved Residential	1,337
GRV Vacant	1,337
GRV Improved Commercial and Industrial	1,743
UV General Industry	1,743
UV Mining and Industrial	1,743
UV Rural	1,337

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 4.75%.

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ID	Property ID	Rating Category	Q5. Please tell us if you Support or Object to the advertised Differential Rates Categories			Q8. What are the reasons you object?	Response
			I support as it is being presented.	I conditionally support as it is being presented.	I object as it is being presented.		
279	21991	RTIMPRESID			1	No information has been provided on the current raates and the difference between the two, will this increase the amount paid on already very high rates?	The City acknowledges your request for transparency regarding rate changes. The Differential Rating proposal outlines the intended rate structure and distribution across rating categories as part of Council's annual budget process. It is important to note that the notice focuses on the proposed rate in the dollar and minimum payments applicable to each category as outline in Local Government Act 1995, rather than comparisons between two years. The proposed 2026/2027 rates represent an average increase of 4.5% in the total levy. Council has ensured that despite rating valuations increasing by 31% (\$284 million), the Rate in the Dollar has been decreased to limit the impact on ratepayers. The rate increase is based on the Local Government Cost Index (LGCI) of 3.1%, adjusted to 3.3% following ACIL Allen scenario modelling for commodity price impacts, plus an additional 1.46% to finance the \$10.8 million loan for the Recquatic Centre Refurbishment. Council is mindful that rates represent a significant cost to ratepayers and has sought to balance affordability with the need to fund essential services, infrastructure, and community facilities.
282	15082	RTIMPRESID			1	I object to the proposed rate increase because I do not think the reasons provided justify increasing rates this year.  With the current cost of living pressures, many residents are already struggling with higher expenses. I believe the City should look at reducing unnecessary spending and improving efficiency before increasing the financial burden on ratepayers.	Council is aware of the ongoing cost of living pressures affecting many households. In developing the 2026/2027 budget, the City has identified \$412,000 in efficiencies that will be transferred to the asset management reserve to ensure funding for asset renewal without affecting service levels. Council understands that rising household expenses can place significant strain on residents, and this has been an important consideration throughout the budget development process. 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 rate increase is based on the LGCI of 3.1% (adjusted to 3.3% following ACIL Allen scenario modelling for commodity price impacts) plus 1.46% to fund the \$10.8 million loan for the Recquatic Centre Refurbishment. The City continuously reviews budgets and long-term financial plans to ensure adequate service levels while maintaining long-term financial sustainability.
283	15082	RTIMPRESID			1	I dont want our rates to go up - it is an additional cost for our family	Council is aware of the ongoing cost of living pressures affecting many households. In developing the 2026/2027 budget, the City has identified \$412,000 in efficiencies that will be transferred to the asset management reserve to ensure funding for asset renewal without affecting service levels. Council understands that rising household expenses can place significant strain on residents, and this has been an important consideration throughout the budget development process. 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 rate increase is based on the LGCI of 3.1% (adjusted to 3.3% following ACIL Allen scenario modelling for commodity price impacts) plus 1.46% to fund the \$10.8 million loan for the Recquatic Centre Refurbishment. The City continuously reviews budgets and long-term financial plans to ensure adequate service levels while maintaining long-term financial sustainability.
389	25285	RTIMPRESID			1	I don't believe we should be charged more.	Council is aware of the ongoing cost of living pressures affecting many households. In developing the 2026/2027 budget, the City has identified \$412,000 in efficiencies that will be transferred to the asset management reserve to ensure funding for asset renewal without affecting service levels. Council understands that rising household expenses can place significant strain on residents, and this has been an important consideration throughout the budget development process. 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 rate increase is based on the LGCI of 3.1% (adjusted to 3.3% following ACIL Allen scenario modelling for commodity price impacts) plus 1.46% to fund the \$10.8 million loan for the Recquatic Centre Refurbishment. The City continuously reviews budgets and long-term financial plans to ensure adequate service levels while maintaining long-term financial sustainability.
402	1238	RTIMPRESID			1	The rate rise for improved residential is too high in the current climate. The average increase should be no more than 3.5%	Council is aware of the ongoing cost of living pressures affecting many households. In developing the 2026/2027 budget, the City has identified \$412,000 in efficiencies that will be transferred to the asset management reserve to ensure funding for asset renewal without affecting service levels. Council understands that rising household expenses can place significant strain on residents, and this has been an important consideration throughout the budget development process. 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. Further, the City's Strategic Community Plan stipulates that the rating strategy is based on the projected LGCI plus expenses associated with renewing the City's asset infrastructure to maintain the Asset Sustainability Index benchmark of 80%. The rate increase is based on the LGCI of 3.1% (adjusted to 3.3% following ACIL Allen scenario modelling for commodity price impacts) plus 1.46% to fund the \$10.8 million loan for the Recquatic Centre Refurbishment. The City continuously reviews budgets and long-term financial plans to ensure adequate service levels while maintaining long-term financial sustainability.

ID	Property ID	Rating Category	Q5. Please tell us if you Support or Object to the advertised Differential Rates Categories			Q8. What are the reasons you object?	Response
			I support as it is being presented.	I conditionally support as it is being presented.	I object as it is being presented.		
406	21688	RTIMPRESID			1	Current projects does not justify increase spend	The City delivers services and facilities in accordance with the Long-Term Financial Plan (LTFP), which integrates extensive stakeholder feedback. Major projects funded include the Administration building refurbishment and the \$41 million Recquatic Centre and City Centre Precinct Plan, supported by a successful \$17.1 million Federal grant application. The Strategic Community Plan process revealed high satisfaction with current services. Council consults with the community during SCP development and strives to provide equitable services across all suburbs. The rating strategy ensures funding for asset renewal with an Asset Sustainability Index target of 80% to maintain ageing assets for the growing community's needs.
584	4052	RTIMPRESID			1	As a pensioner I don't believe I can pay a little more for my rates. I am already paying for an extra rubbish bin per year because the new rollout meant that the bins are now smaller and don't accommodate my needs. I can't even take my grand son to a park in the area as there haven't been any playground renewals or additions. What exactly is the proposed expenditure for ?	Council understands that rising household expenses can place significant strain on residents, and this has been an important consideration throughout the budget development process. 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 rate increase is based on the LGCI of 3.1% (adjusted to 3.3% following ACIL Allen scenario modelling for commodity price impacts) plus 1.46% to fund the \$10.8 million loan for the Recquatic Centre Refurbishment. The City continuously reviews budgets and long-term financial plans to ensure adequate service levels while maintaining long-term financial sustainability. Council is aware of the ongoing cost of living pressures affecting households, including pensioners. The City has identified \$412,000 in efficiencies. In preparing the draft budget, Council has balanced affordability with its responsibility to maintain essential services and meet asset management obligations, including the upkeep and renewal of parks, community facilities, and waste services across the district. While not all works are immediately visible, rate revenue supports both current services and the long-term maintenance of community infrastructure. The rating strategy ensures funding for asset renewal and capital projects in accordance with the City's Asset Management Strategy. Council remains committed to maintaining safe, clean, and accessible shared spaces across all suburbs.
614	12622	RTIMPRESID			1	<p>Dear Mayor and Councillors,</p> <p>I object to the proposed 4.5% rate increase for 2026/27. I respect the work Council does, but the increase is higher than it needs to be.</p> <p>The WALGA Local Government Cost Index, published in April 2026, forecasts that the cost of delivering local government services will rise 3.1% in 2026/27. This is the benchmark designed to measure what it actually costs councils like Kwinana to operate. Yet Council is proposing 4.5% — 45% above that benchmark.</p> <p>This is now the fourth year in a row that Council has set rates above the LGCI — and the gap keeps getting wider:</p> <p>2023/24: Rates up 4.2%, LGCI was 3.6% (17% above)                  2024/25: Rates up 4.2%, LGCI was 3.6% (17% above)                  2025/26: Rates up 4.5%, LGCI was 3.3% (36% above)                  2026/27: Rates proposed 4.5%, LGCI is 3.1% (45% above)</p> <p>Every year, the LGCI has come down — from 3.6% to 3.1% — yet rates have gone up, from 4.2% to 4.5%. The gap between what it costs the City and what it charges the community has widened every single year.</p> <p>Is the LGCI wrong?</p> <p>Every year, hundreds of new homes are built across Kwinana — in Wellard, Bertram, Casuarina, Wandi, Mandogalup. Each one pays rates. That means Council's total revenue grows before any rate increase is applied.</p> <p>The numbers are in Council's own documents. In 2024/25, there were around 18,350 improved residential properties. Now there are 19,511 — over 1,100 new rate-paying homes in two years. The proposed rate model will generate around \$60.14M up from \$56.31M. That's total revenue growth of \$3.83 million, or 6.8%.</p> <p>But the per-property increase is only 4.5%. The other 2.3% — roughly \$1.3 million — comes from new properties. Council receives this automatically, without raising anyone's rates by a single cent. Yet the Objects and Reasons document doesn't mention it, and the public notice doesn't disclose it.</p> <p>So ratepayers are told their rates are going up 4.5%, while the City's actual income is growing by 6.8% — more than double the LGCI.</p> <p>This is a double benefit at ratepayers' expense.</p> <p>Council gets two bites of the cherry every year:</p>	<p>Council acknowledges your detailed submission regarding the LGCI and rate methodology. While the LGCI is a useful sector-wide indicator of cost movements, it does not fully reflect the City's specific financial requirements. Council must consider a broader range of factors, including increasing service demand, the expansion of infrastructure to support a growing population, and significant asset management obligations related to the maintenance and renewal of community assets such as roads, parks, and facilities.</p> <p>Kwinana continues to experience strong population growth, which contributes additional rate revenue. However, this growth also results in increased costs. New developments require investment in infrastructure, waste services, community facilities, and ongoing maintenance. As such, growth does not eliminate financial pressures and cannot solely offset the costs of delivering services across the district. The LGCI of 3.1% published by WALGA in April 2026 was adjusted to 3.3% following ACIL Allen scenario modelling to reflect potential oil and commodity price impacts. The additional 1.46% funds the \$10.8 million loan repayment for the Recquatic Centre Refurbishment in 2026/27. Further, the City has identified \$412,000 in efficiencies transferred to the asset management reserve. The Long-Term Financial Plan ensures the City meets its Asset Sustainability Index benchmark of 80% to renew ageing assets for the growing community's needs.</p>

ID	Property ID	Rating Category	Q5. Please tell us if you Support or Object to the advertised Differential Rates Categories			Q8. What are the reasons you object?	Response
			I support as it is being presented.	I conditionally support as it is being presented.	I object as it is being presented.		
						<p>A per-property rate increase above the cost of delivering services (4.5% vs 3.1%)                      Extra revenue from new developments that existing ratepayers never see disclosed                      If Council matched its rate increase to actual cost growth, the revenue from new properties would more than cover the cost of servicing them. Instead, existing ratepayers are subsidising growth while being told the increase is "only" 4.5%.</p> <p>Over the last six years, total rates have gone from \$41M to over \$60M — a 47% increase.                      Working families can't keep absorbing this                      Kwinana is a working community. Families here are juggling rising mortgage repayments, grocery bills, insurance premiums, and energy costs. When Council raises rates 45% faster than its own costs are rising, that comes straight out of household budgets. It might not seem like much in percentage terms, but when everything else is going up too, it's the difference between getting by and falling behind.</p> <p>Instead Council should do the following:</p> <p>Cap the per-property rate increase at the WALGA published LGCI of 3.1%. This fully covers the actual increase in service delivery costs. Council will still receive additional revenue from new property development — more than enough to maintain services and invest in infrastructure.</p> <p>Disclose to ratepayers how much extra revenue the City receives each year from new developments. The rating policy commits to "Transparency" — this would be a straightforward way to honour that commitment.</p> <p>Show the community that Council understands the financial pressure families are under — not just in words, but in the numbers. A rate increase at the LGCI would send a clear signal that Council respects the household budgets that fund everything it does.</p> <p>A 3.1% increase would still fund services, still allow for asset renewal, and still leave the City financially sustainable — especially with \$1.3 million in growth revenue on top. What it would also do is show Kwinana families that their Council is on their side.</p>	

**9 LATE AND URGENT BUSINESS**

**10 CLOSE OF MEETING**