

Linda Phillips

From: Records Officer
Sent: Monday, 14 May 2018 12:16 PM
To: Rates2
Subject: ICR184305 - RV.10 - FW: Differential Rates

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From: Barbie Hinchliffe [mailto:pbhinchliffe@bigpond.com]
Sent: Monday, 14 May 2018 11:50 AM
To: Records Officer <records.officer@karratha.wa.gov.au>
Subject: Differential Rates

RE: Your Reference OCR167255

Rates Assessment A69769

DIFFERENTIAL RATES

Dear City of Karratha Counsellors

I strongly object to the Differential Rates applied by the City of Karratha.

For years the rates payers of Karratha have been paying rates that are well in excess of anywhere else in Western Australia.

The rates have been on the rise with the increasing rents and the GRV has reflected this with the rate payers and investors having to pay the excessive rates. Now that the rents across the board in residential and commercial have been lowered to a more sustainable cost, the GRV has been lowered to reflect this, the City of Karratha still expects to receive the same income from rates that it has been receiving in years past when the income was very good for all of us. You are now asking the Rate Payers to keep funding the City of Karratha on the same or higher income. As rate payers and investors we are receiving up to 75% less in rents so therefore it should be reflective in the rates that we contribute to the City of Karratha, and not having to pay more. This is unsustainable for investors. For example - we were receiving \$226,501 in rent and are now receiving \$65,000 not the Indicative Valuation of \$81,221 as stated in your correspondence.

With this Differential Rates move the City of Karratha Counsellors seem intent on forcing out investors and home owners and encouraging the Transient Workforce Accommodation as the Transient Workforce Accommodation is only receiving a 0.39% increase and we are receiving over a 2% increase.

The council keeps stating that it wants people to invest in the town whether in rental accommodation, as home owners or business investors. With the increasing costs it is getting harder and harder for any investor to supply housing for rent or business premises for lease at reasonable prices for the benefit of the City of Karratha.

If you were all serious about the growth and normalisation of the City of Karratha then you would be looking to alternatives to rate increases to make the cost of living in the North West comparable to living elsewhere in the state.

The impression I received when it was announced that the City Of Karratha was buying The Quarter was that the income from The Quarter would be used to lower the rates for the rate payers of the City of Karratha. Not only did the City of Karratha go into competition with all other investors/owners for the limited number of commercial tenants available in City of Karratha, you now are raising the rates over 2%.

Kind regards

Barbara Hinchliffe

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