

CHIEF EXECUTIVE OFFICER'S REPORT

26 JUNE 2017

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CITY OF ARMADALE
Chief Executive Officer's Report

Mayor and Councillors
City of Armadale

Following is my Report for the period
ended 26 June 2017

1.1 - PROPOSED DIFFERENTIAL RATES 2017/18 BUDGET YEAR

WARD : ALL
FILE No. : M/381/17
DATE : 22 June 2017
REF : TM
RESPONSIBLE : Executive Director
MANAGER : Corporate Services

In Brief:

This Report:

- is being presented via the CEO's Report consistent with the agreed 2017/18 Budget Adoption Timetable due to time imperatives.
- presents for Council's consideration, details of the public submissions received in response to the advertised proposed differential rates for the 2017/18 budget year;
- seeks Council's determination of the proposed differential rates; and
- requests the required approval of the Minister for Local Government to impose the proposed differential Vacant Rate Group minimum payment of \$1,140 given it is proposed to apply to more than 50% of the properties in this rate group.

Tabled Items

Nil

Officer Interest Declaration

Nil

Strategic Implications

4.6 Financial sustainability and accountability for performance

4.6.3 Develop and maintain long term financial planning, management and reporting to ensure resources are provided to deliver services and manage Council's assets.

Legislation Implications

Section 6.35 of the *Local Government Act 1995* (more specifically sub section (5)), i.e.

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
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.

Section 6.36 of the *Local Government Act 1995*

6.36. Local government to give notice of certain rates

- (1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.
- (2) A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).
- (3) A notice referred to in subsection (1) —
 - (a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and
 - (b) is to contain —
 - (i) details of each rate or minimum payment the local government intends to impose; and
 - (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and
 - (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed;

- and
- (c) is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.
- (4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.
- (5) Where a local government —
- (a) in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or
- (b) proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),
- it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.

Council Policy/Local Law Implications

Nil

Budget/Financial Implications

In accordance with the agreed 2017/18 Budget Adoption Timetable, this Report makes recommendation to Council on the proposed differential rates for the 2017/18 year.

Consultation

- Ratepayers/residents of the City of Armadale;
- Department of Local Government

BACKGROUND

At the Council Meeting held on 29 May 2017 Council resolved as follows:

That Council, pursuant to section 6.36 of the *Local Government Act 1995*, agrees to give local public notice of its intention to impose differential rates in the gross rental value area of the district for the 2017/18 year in accordance with the attached *Statement of Rating Objects and Reasons* (which will be available for public inspection during the notice period at the City's Administration Centre, libraries and web page) wherein the proposed differential rates and minimum payments are detailed as follows:

Rate Group	Proposed Rates	
	Rate in the \$ (cents)	Minimum Payment \$
<i>Gross Rental Value Land</i>		
- Group 1 - Vacant	14.17	1,140
- Group 2 - Residential Improved	8.335	1,140
- Group 3 Business Improved	8.822	1,326
<i>Unimproved Value Lands</i>		
- General Rural	0.4361	1,365

The above Council decision was informed by various reports to Council and Councillor Workshops spanning the last (12) months. For example:

- Aug 2016 Review of community facility fees and charges – guiding principles;
Sept 2016
to Feb 2017 a series of Reports (5) to Council from the Technical Services Directorate which presented operational and financial details covering the following activities:
- Subdivision services
 - Engineering design services
 - Directorate management services
 - Asset management services
 - Waste services
 - Environment services
 - Property services
 - Parks services;
- Oct 2016 Councillor Workshop re: review of the Future Planning rate increase index factor as included in the Long Term Financial Plan that part funds the additional services and infrastructure required in a growing community such as the City;
- Nov 2016 Councillor Workshop re: 50 Year infrastructure renewal requirements and funding;
- Feb 2017 Council review and approval of the North Forrestdale Developer Contribution Plan No.3 which was advertised in December 2016; and
- Feb 2017 2016/17 Mid-Year Budget Review report to Council.
- 10 April Rating Review Working Party – preliminary consideration of the proposed rates and specified area rates;
- 24 April Councillors' Workshop No. 1 – Long Term Financial Plan, overview and matters arising;
- 9 May Councillors' Workshop No. 2 – review and update of Corporate Business Plan;
- 16 May Rating Review Working Party Meeting – review of the triennial GRV revaluation data, proposed differential rates and Statement of Rating Objects and Reasons;
- 17 May Councillors' Workshop No.3 - review and update of corporate business plan – key projects and strategies section;
- 22 May City Strategy Committee meeting – Workforce Plan;
- 23 May Rating Review Working Party Meeting – review of proposed specified area rates;
- 29 May Rating Review Working Party Meeting – review of proposed specified area rates
- 29 May Council Meeting – proposed differential rates and Statement of Rating Objects and Reasons for local public notice;

Public Notice inviting public submissions on the proposed differential rates for 2017/18 as explained in the *Statement of Rating Objects and Reasons* (a copy of this Statement is presented as an Attachment) was given in:

- the West Australian newspaper on Wednesday 31 May 2017
- the local Examiner newspaper on Thursday 1 June 2017, and
- the local Comment News newspaper on Tuesday 6 June 2017

The close date for receipt of public submissions is close of business (4.45pm) Friday 23 June 2017.

DETAILS OF PROPOSAL

The purpose of this Report is to:

1. provide Council with details of the public submissions received on the advertised proposed differential rates,
2. consider the public submissions received before deciding to impose the proposed differential rates and minimum payments, with or without modification, noting that the proposed minimum payment for the Vacant Rate Group, requires the prior approval of the Minister before it can be imposed; and
3. request the Minister's approval to impose the proposed Vacant Rate Group minimum payment of \$1,140.

COMMENT AND ANALYSIS

As at the date of this Report (22 June 2017) the number of public submissions received are two. Copies of the (2) public submissions received are presented as an Attachment.

Whether because of the public submissions or other reasons, Council is of the view to impose the proposed rates with modifications, then whilst further public notice is not required, there is a requirement as per the *Local Government (Financial Management) Regulations 1996* to explain in the Annual Budget document details of the proposed rates as set forth in the public notice and the reasons for the subsequent modifications, i.e.

Local Government (Financial Management) Regulations 1996

23. Rates information required

The annual budget is to include —

- (b) if a differential general rate or minimum payment differs from the proposed rate or payment set forth in the local public notice given under section 6.36 —
 - (i) details of the rate or payment set forth in the public notice; and
 - (ii) reasons for the difference;

CONCLUSION

It is recommended that the proposed rates as advertised be imposed without modification, on the basis that:

1. The number of public submissions received is few;
2. The matters raised in the public submissions are of a generic nature rather than any specific issues about the rating objects and reasons as explained in the Statement;
3. There are, at this time, no budget matters arising that would give cause for Council to change the proposed 2017/18 Annual Budget estimates;
4. The proposed rates will provide the shortfall in revenue required to enable the City to provide necessary works and services proposed in the Draft 2017/18 Annual Budget after taking into account all non-rate sources of revenue and are consistent with the

City's Strategic Community Plan, Corporate Business Plan and Long Term Financial Plan; and

5. The proposed rate increase of 2% (with 1% being the forecast average increase in the cost of goods and services that the City provides, and a further 1% that allows the City to provide the additional services, amenities and infrastructure required in a growing community) is a modest increase reflecting fiscal restraint and compares favourably to rate increases proposed by other comparable Councils.

NOTE:

The following Recommendation is made on the basis of the (2) public submissions received as at close of business Wednesday 21 June 2017.

A further Report to the 26 June 2017 Council Meeting will be tabled/presented giving details of:

- (i) *additional public submissions received on 22 and 23 June 2017; and*
- (ii) *proposed modification(s) to the following Recommendation that the further public submissions may warrant.*

ATTACHMENTS

- 1.↓ Statement of Rating Objects and Reasons 2017-18
- 2.↓ Public Submissions - Levying Differential Rates 2017/18

RECOMMEND

That Council,

having duly considered the public submissions (as attached to this Report) on the proposed differential rates as advertised, and subject to receiving the Minister's approval of the proposed vacant rate group minimum payment of \$1,140, agrees to impose without modification, the following proposed rates and minimum payments as advertised;

Rate Group	Proposed Rates	
	Rate in the \$ (cents)	Minimum Payment \$
<i>Gross Rental Value Land</i>		
- Group 1 - Vacant	14.17	1,140
- Group 2 - Residential Improved	8.335	1,140
- Group 3 Business Improved	8.822	1,326
<i>Unimproved Value Lands</i>		
- General Rural	0.4361	1,365

in accordance with section 6.35(5) of the Local Government Act 1995, seek the Minister for Local Government's approval to impose a minimum payment of \$1,140 for the 2017/18 rating year on properties in the Gross Rental Value Vacant Rate Group given the minimum payment will apply to more than 50% of the properties in the Group.

1.2 - COUNCILLORS' INFORMATION BULLETIN - ISSUE NO. 10/2017

WARD : ALL
FILE No. : M/372/17
DATE : 12 June 2017
REF : MC
RESPONSIBLE : Chief Executive Officer
MANAGER

In Brief:

- Councillors' Information Bulletin – Councillors are advised to take note of the information submitted in Issue No. 10/2017 to be received by Council.

Strategic Implications

The following general information and memorandums were circulated in Issue No. 10/2017 on 22 June 2017.

COMMENT

Correspondence & Papers

WA Local Government Association (WALGA) News
Australian Local Government Association (ALGA) News
Media Release

Information from Human Resources

Employee Movements

Information from Technical Services

Outstanding Matters and Information Items

Various Items

Monthly Departmental Reports

Technical Services Works Programme

Information from Community Services

Outstanding Matters & Information Items

Various Items

Monthly / Quarterly Departmental Reports

Community Planning

Community Development

Recreation Services Report

Library & Heritage Services Report

Ranger & Emergency Services Report

ATTACHMENTS

There are no attachments for this report.

RECOMMEND

That Council acknowledge receipt of Issue No 10/2017 of the Information Bulletin.

CHIEF EXECUTIVE OFFICER'S REPORT		
ATTACHMENTS		
26 JUNE 2017		
ATT NO.	SUBJECT	PAGE
1.1 PROPOSED DIFFERENTIAL RATES 2017/18 BUDGET YEAR		
1.1.1	Statement of Rating Objects and Reasons 2017-18	10
1.1.2	Public Submissions - Levying Differential Rates 2017/18	21



Statement of Rating Objects and Reasons 2017/18



Introduction

This Statement is provided:

- in accordance with section 6.36 of the *Local Government Act 1995*;
- to inform residents of the City of the objects and reasons for the differential rates being proposed for the 2017/18 financial year; and
- to invite submissions from residents on the proposed differential rates and minimum payments.

Residents wishing to make written submission are invited to lodge their submission with the City **by no later than close of business, 4.45pm, on Friday 23 June 2017.**

Written Submission can be forwarded to:

Chief Executive Officer
City of Armadale
7 Orchard Avenue
Armadale WA 6112

Submissions will also be accepted by email: info@armadale.wa.gov.au or lodged in person at the City's Administration Centre at 7 Orchard Avenue, Armadale.

Should you have any queries in respect to this Statement, please contact our Rates Department on 9394 5777.



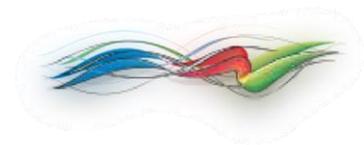
Proposed 2017/18 Rates

The following Table summarises:

- the Gross Rental Values (GRV's) and Unimproved Values (UV's) used in calculating the proposed rates revenue for 2017/18; and
- the proposed rates in the dollar, minimum payments and rate revenues for 2017/18.

The proposed rates in this Table are based on a +2% increase with 1% being the forecast average increase in the cost of the goods and services that the City provides, and a further 1% that allows the City to provide the additional services, amenities and infrastructure required in a growing community such as the City of Armadale (i.e. the City's population growth is more than double the WA state average and four times the Australian average).

Particulars	Proposed Rate in \$ (cents) & Minimum Payment	Property Numbers	Rateable Value	Interim Rates	Proposed Rates 2017/18
Differential Rates					
<i>Gross Rental Value Lands</i>					
- Group 1 - Vacant	14.170	993	22,099,810		3,131,500
- Group 2 - Residential Improved	8.335	28,196	545,186,407		45,441,300
- Group 3 - Business Improved	8.822	677	90,140,947		7,952,200
		29,866	657,427,164		56,525,000
General Rates					
<i>Unimproved Value Lands</i>					
- General Rural Rate	0.4361	132	168,907,000		736,600
		29,998	826,334,164		57,261,600
Minimum Payments					
<i>Gross Rental Value Lands</i>					
- Group 1 - Vacant	\$1,140	1,688	9,354,753	1,006,500	2,930,800
- Group 2 - Residential Improved	\$1,140	2,755	34,196,999		3,140,700
- Group 3 - Business Improved	\$1,326	434	4,913,767		575,500
		4,877	48,465,519	1,006,500	6,647,000
<i>Unimproved Value Lands</i>					
- General Rural Minimum	\$1,365	24	4,918,492		32,800
		24	4,918,492		32,800
Grand Total		34,899	879,718,175	1,006,500	63,941,400



Other Information to Note

The 2017/18 year is a revaluation year for all properties rated on their Gross Rental Value. These values are determined by the Valuer General through the office of Landgate.

The Valuer General has provided the City with 'new' GRV's for use effective from 1 July 2017. The revaluation date for these 'new' values is **August 2015**.

The proposed +2% rate increase will not be uniform for all properties on account of the revaluation, some properties will receive a less than 2% increase and others will receive a greater than 2% increase. Each property's rate increase/decrease will be relative to its valuation movement as compared to the applicable rate group overall average valuation movement, e.g. if a property's valuation movement is less than the average for the rate group they belong to, then the rate increase will be less than 2% and vice versa.

The following Table shows the valuation movement in percentage terms for each of the GRV based rate groups, i.e.

Rate Groups	Total no. of Properties	GRV's Before	GRV's Now	GRV % Difference
Vacant Rate Group	2,681	26,671,763	31,454,563	17.9%
Residential Improved Rate Group	30,951	570,987,701	579,383,406	1.5%
Business Improved Rate Group	1,111	91,008,478	95,054,714	4.4%
	34,743	688,667,942	705,892,683	2.5%

Gross Rental Values (GRV)

The Valuer General at Landgate conducts a triennial GRV revaluation which provides the City with Gross Rental Values for the purpose of calculating the Rates on non-rural type land. The values supplied are effective from 1 July 2017. These valuations will apply for the next three years.



Unimproved Values (UV)

The Valuer General at Landgate conducts an annual revaluation using Unimproved Land Values for the purpose of calculating Rates on rural type land. The values supplied are effective from 1 July 2017.

Differential Rates – Gross Rental Value Land

The City of Armadale proposes applying differential rates pursuant to section 6.33(1)(a) and (c) of the Local Government Act 1995, i.e. according to whether land is vacant and according to the purpose for which land is zoned under the (3) planning schemes in use within the district.

The differential rates are levied on all non-rural rateable land within the City according to:

- Whether or not the land is vacant land (section 6.33(1)(c) of the Act refers), and
- The purpose for land is zoned under the planning schemes in use within the district (section 6.33(1)(a) of the Act refers).

The City is again proposing (3) differential rate groups for non-rural land valued on its gross rental value, namely

- Group 1 – all vacant land
- Group 2 – all improved land that is NOT zoned for business purposes (primarily residential type land); and
- Group 3 – all improved land that is zoned for business purposes.

The zonings (under the City of Armadale Town Planning Scheme No. 4, the Armadale Redevelopment Scheme 2004 and the Wungong Urban Water Redevelopment Scheme 2007) that are included in Group 3 include:

City of Armadale Town Planning Scheme No.4

- District Centre
- General Industry
- Industrial Business
- Industrial Development
- Local Centre
- Strategic Regional Centre



MRA - Armadale Redevelopment Scheme 2004:

- MRA – City Centre Rail Station Precinct
- MRA – Forrestdale Business Park Precinct
- MRA – Forrestdale (West) Special Development Precinct
- MRA – Champion Lakes Commercial Precinct
- MRA – Kelmscott Town Centre Precinct

MRA - Wungong Urban Water Redevelopment Scheme 2007

- MRA – Commercial Place Code
- MRA – Town Activity Centre Place Code
- MRA – Neighbourhood Activity Centre Place Code

The proposed rates for 2017/18 are set at differential levels that provide, as far as is practically possible, a fair and equitable distribution of the rates to each rate group having regard to its demands on the City's services.

None of the proposed differential rates are more than twice the lowest differential rate proposed.

The objects and reasons for the imposition of each proposed differential rate are:

Object

The rates in the dollar are calculated to provide the shortfall in revenue required to enable the City to provide necessary works and services in the 2017/18 Budget year after taking into account all non-rate sources of revenue and are consistent with the City's Strategic Community Plan, Corporate Business Plan and Long Term Financial Plan.

Reason – Gross Rental Value Based Differential Rates

Residential Improved Land – the proposed rate in the dollar has been set to ensure that the proportion of total rate revenue derived from residential improved land remains consistent with previous years.

Vacant Land – the proposed rate in the dollar has been set to ensure that the proportion of total rate revenue derived from vacant land remains consistent with previous years and is higher than residential improved land in an effort to promote the development of all properties to their full potential thereby stimulating economic growth and development in all areas of the community.



Business Improved Land – the proposed rate in the dollar has been set to ensure that the proportion of total rate revenue derived from business improved land remains consistent with previous years and is higher than the residential land rate to recognise the higher demand on the City's infrastructure and services occasioned by matters such as:

- the Economic Development function which is largely directed at the encouragement of commercial and industrial businesses to locate and relocate to the City of Armadale, as well as to provide support for the industrial and commercial community;
- The improvements to, the upgrade of and renewal of the street network in the CBD, including improvements to the street lighting systems;
- Increased maintenance and operational costs in and around shopping precincts including verge mowing, litter removal, street trees and weed control spraying;
- Increased maintenance and operational costs in industrial areas, particularly related to drainage; and
- Increased costs related to the general improvement to the road streetscapes of the entry roads into Armadale, including landscaping, tree plantings and the provision of pedestrian and cycle paths.

Reason – Unimproved Value Rates

The proposed rate in the dollar has been set to ensure that the proportion of total rate revenue derived from unimproved valued land remains consistent with previous years.

Minimum Payments

A minimum payment is applied to each rate group in recognition that every property receives a minimum level of benefit from works and services provided by the City.

The minimum payments for each rate group have been set at a level that is consistent with previous years and relative to the rate in the dollar for each differential rate group. For example, the minimum payment for the business improved rate group is higher to reflect the higher rate in the dollar to recognise the higher demand on the City's infrastructure and services as explained above.

The proposed minimum payment of \$1,140 on the vacant land group will (consistent with prior years) apply to more than 50 percent of the properties, and will therefore require approval from the Minister pursuant to section 6.35(5) of the *Local Government Act 1995*.



The Rating Legislative Framework

For information purposes, the rating provisions of the *Local Government Act 1995* relevant to this Statement are as follows, i.e.

6.28. Basis of rates

- (1) The Minister is to —
 - (a) determine the method of valuation of land to be used by a local government as the basis for a rate; and
 - (b) publish a notice of the determination in the Government Gazette.
- (2) In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be —
 - (a) where the land is used predominantly for rural purposes, the unimproved value of the land; and
 - (b) where the land is used predominantly for non-rural purposes, the gross rental value of the land.
- (3) The unimproved value or gross rental value, as the case requires, of rateable land in the district of a local government is to be recorded in the rate record of that local government.
- (4) Subject to subsection (5), for the purposes of this section the valuation to be used by a local government is to be the valuation in force under the *Valuation of Land Act 1978* as at 1 July in each financial year.
- (5) Where during a financial year —
 - (a) an interim valuation is made under the *Valuation of Land Act 1978*; or
 - (b) a valuation comes into force under the *Valuation of Land Act 1978* as a result of the amendment of a valuation under that Act; or
 - (c) a new valuation is made under the *Valuation of Land Act 1978* in the course of completing a general valuation that has previously come into force,

the interim valuation, amended valuation or new valuation, as the case requires, is to be used by a local government for the purposes of this 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; and
 - (b) may impose* on rateable land within its district —



- (i) a specified area rate; or
- (ii) a minimum payment; and
- (c) may impose* a service charge on land within its district.

** Absolute majority required.*

- (2) Where a local government resolves to impose a rate it is required to —
 - (a) set a rate which is expressed as a rate in the dollar of the gross rental value of rateable land within its district to be rated on gross rental value; and
 - (b) set a rate which is expressed as a rate in the dollar of the unimproved value of rateable land within its district to be rated on unimproved value.
- (3) A local government —
 - (a) may, at any time after the imposition of rates in a financial year, in an emergency, impose* a supplementary general rate or specified area rate for the unexpired portion of the current financial year; and
 - (b) is to, after a court or the State Administrative Tribunal has quashed a general valuation, rate or service charge, impose* a new general rate, specified area rate or service charge.

** Absolute majority required.*

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.
- (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.



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
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.

6.36. Local government to give notice of certain rates

- (1) Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.
- (2) A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).
- (3) A notice referred to in subsection (1) —



- (a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and
 - (b) is to contain —
 - (i) details of each rate or minimum payment the local government intends to impose; and
 - (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and
 - (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and
 - (c) is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.
- (4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.
- (5) Where a local government —
- (a) in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or
 - (b) proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),

it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.

R S Tame
Chief Executive Officer

(1)

[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 07, 2017 9:16 AM
To: info
Subject: Rates INcrease
Categories: [REDACTED]

• To: Chief Executive Officer City of Armadale
7 Orchard Avenue Armadale WA 6112

I am writing to formally object to any rates increases for the area of Piara Waters as per document entitled "Statement of Rating Objects and Reasons 2017/18"

As the past few years have shown, there is a great deal of scrutiny on the rates in Piara Waters / Armadale, and this subject has been brought up time and again, with political agendas, news stories, TV reports, and even a campaign to secede from Armadale to reduce out rates.

The cost of living has increased as well as power charges etc and the increase in rates would be another spit-in-the-eye for residents who are already struggling.

The suburban nature of Piara Waters is vastly different to the regional / country needs that Armadale once had. The value of houses and rent has also reduced over the last 5 years - so it would make sense that a RATE REDUCTION would make more sense.

Please keep this in mind, as your residents are already paying vastly more than most of Perth.

Yours,

[REDACTED]
[REDACTED]

②

[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 07, 2017 8:53 AM
To: info
Subject: Objection to Rate Increase

Categories: [REDACTED]

Dear Councillors,

RE: Proposed 2017/2018 Rates

The last thing the community need right now is another rate increase (along with ever increasing utilities bill and cost of living) while job demands are dropping and people taking paycuts/redundancy. The rate we pay for the Harrisdale/Piara Waters is already at one of the highest rate ever seen across this state.

Our families could not make savings. I recently took 10% pay cut at work. I also had to work extra jobs on weekends despite my main income coming from engineering industry. And we cannot even think how we can afford living here when we have our second child. We live in a beautiful suburb but I dont even have the time to enjoy it with my family!

What we need is rate reduction to bring us to a more sensible rate in comparison to our neighboring suburbs. Not another increase, that's madness. I don't know if you ever consider such thing as reduction. I know rate of living goes up over time.. but looking at the current circumstances, that is just going to put a lot of heavy burdens on growing families like mine.

So please, for once, consider a reduction..... Thanks

Regards,

[REDACTED]