

Fire break notice

Owners or occupiers of land within the City of Karratha are hereby notified that you must comply with the Bush Fires Act 1954, (the Act) section 33, and carry out annual fire prevention work as set out in this notice.

It is the responsibility of the owner or occupier to maintain the property free of fire hazards and have all fire breaks installed as per the requirements of this Notice and maintain the land in that condition for the entire year.

Persons who fail to comply with the requirements of this order may be issued with an infringement notice which carries a modified penalty of \$250 and a maximum penalty of \$25,000. In accordance with the Act, Council may carry out the required works at the expense of the land owner or occupier regardless if issued with an infringement notice or prosecuted.

Requirements

1. Rural and Town-site Land (includes residential, commercial and industrial)

- (a) Where the area of land is 2024m² (approximately half an acre) or less, remove all flammable material on the land except living standing trees from the whole of the land.
- (b) Where the area of the land exceeds 2024m², provide fire breaks at least three (3) metres wide, immediately inside all external boundaries of the land and also immediately surrounding all buildings and haystacks situated on the land. Where several adjoining lots are held or used by the owner/

occupier, the firebreaks may be provided inside and along the external boundaries of the group or lot.

2. Special Rural Land

The owners of all small rural holdings zoned as Special Rural under Town Planning Schemes must maintain clear of all flammable materials a fire break at least three (3) metres wide, immediately inside all external boundaries of the land.

3. Fuel and/or Gas Depots

In respect of land owned and/or occupied by you on which is situated any container normally used to contain liquid or gas fuel, including the land on which any ramp or supports are constructed, you shall have the land clear of all flammable material.

Remember

Firebreaks must be maintained fuel-free year round. The City of Karratha is a designated "Restricted Burning" area;

A Permit to Burn is required from 1 January to 31 December (inclusive); and

On days of Very High, Severe, Extreme and Catastrophic Fire Danger Rating, as issued by Bureau of Meteorology, you are prohibited to burn-off or to use cooking fires. For more information on fire danger ratings and Total Fire Bans please visit the DFES website www.dfes.wa.gov.au.

For all other firebreak enquiries, please contact the City of Karratha on **(08) 9186 8555** or visit www.karratha.wa.gov.au.

Pay your rates on time to WIN!

Ratepayers who pay their rates and rubbish collection charges in full by the due date will be in the running for the following prizes*

1st prize: \$2,000 cheque sponsored by Westpac.

2nd prize: \$1,500 cheque sponsored by the City of Karratha.

3rd prize: Two nights stay in a Double Deluxe Spa Suite at Point Samson Resort and \$200 voucher to Ta Ta's Restaurant (valued at \$1260).

4th prize: Overnight Accommodation in a Deluxe Eco Tent with breakfast for two adults and one child up to 12 years of age Karijini Eco Retreat (valued at \$698).

5th prize: Two night weekend stay for two people including full buffet breakfast each morning at the Perth Ambassador Hotel in a new, refurbished Premium Deluxe Room (valued at \$560).

6th prize: \$500 cheque sponsored by the City of Karratha.

7th prize: Two nights stay in a one bedroom spa apartment at Seashells Resort Broome (valued at \$470).

*Terms and conditions apply. For the full terms and conditions please visit www.karratha.wa.gov.au.

Contact us

Front desk: **Administration Building, Welcome Road, Karratha**

Mail: **PO Box 219, Karratha WA 6714**

Tel: **(08) 9186 8555**

Email: enquiries@karratha.wa.gov.au

Web: www.karratha.wa.gov.au

Facebook: [/cityofkarratha](https://www.facebook.com/cityofkarratha)

Rates prizes donated by



Understanding your Rates



Why do we pay rates?

Rates are just one of the sources of revenue that the City of Karratha uses to fund our services and infrastructure.

Our major source of income is fees and charges – the user pays fees charged at facilities like Karratha Leisureplex and Karratha Airport as well as for services like Building and planning applications. Another major source of income is grants received from the State and Federal Government as well as from corporate partners which help us to build new facilities and deliver our services. We also get revenue from other sources including interest, disposal of assets and transfers from our reserves. This year, rates comprise around less than a third of our total revenue. The City of Karratha collects rates to fund a wide range of services including the maintenance of recreational facilities, roads and footpaths, waste management, parks and gardens, libraries as well as important community infrastructure projects such as the Karratha Leisureplex, Dampier Community Hub and Karratha

Airport Terminal Redevelopment. Rates are the contribution each property owner makes to improving services and facilities within the City of Karratha for the growing needs of our community. Rates are calculated annually from 1 July to 30 June.

2016/17 Income Breakdown



How are rates calculated?

To calculate how much each ratepayer is required to contribute, Council first determines how much rate income is required to run the City. The required income amount is divided by the total value of all the properties in the City of Karratha to determine the Rate in the Dollar (RID). Council then calculates rates for each property by multiplying its Gross Rental Value (GRV) or unimproved value (UV), as determined by the State Government's Valuer General, by the rate in the dollar.

For example:

$$\text{GRV of } \$31,200 \times \text{RID of } 0.065211 = \text{Total rates bill of } \$2,034.58$$

As valuations move up or down the Rate in the Dollar adjusts to ensure the total amount raised in rates still meets the income required to run the City.

Property Valuations

Residential property valuations are conducted by the State Government's land authority, Landgate, every three years. The total value of all the properties in the City of Karratha is used to determine the Rate in the Dollar. Landgate last conducted a general revaluation in August 2014 with those valuations effective 1 July 2015 and used to determine this year's rates.

2016/17 Rates in the Dollar

This year Council has resolved the following rates in the dollar to be applied to properties in the City of Karratha. These rates in the dollar represent a 1.7% increase for most categories, including Residential, Commercial/Tourism/Town Centre, Industry/Mixed Business and UV Pastoral. Higher increases have been levied on Transient Workforce Accommodation/Workforce Accommodation properties in response to decreases in the overall valuation of these properties, and on the UV Strategic Industry properties as part of a move back to 2x the UV Pastoral rate.

Some of the rates adopted by Council differ from those advertised. The rate in the dollar for the Transient Workforce Accommodation/Workforce Accommodation category has increased to \$0.321484 from the advertised \$0.293013 (an increase of 9.72%) due to notification of further reductions in the overall valuation of the category since the rates were advertised. The rate in the dollar for the UV Strategic Industry category has decreased to \$0.171072 from the advertised \$0.197253 (a decrease of 13.27%) due to the annual UV valuation roll, received after the rates were advertised, containing an increase in the overall valuation of the category.

Gross Rental Value	Proposed minimum payment	Proposed Rate in the Dollar
Residential	\$1,475	0.065211
Commercial/Tourism/Town Centre	\$1,475	0.074517
Industry/Mixed Business	\$1,475	0.057244
Airport /GRV (Strategic Industry)	\$1,475	0.128666
Transient Workforce Accommodation/Workforce Accommodation	\$1,475	0.321484

Unimproved Value	Proposed minimum payment	Proposed Rate in the Dollar
UV (Pastoral)	\$340	0.098627
UV (Mining/Other)	\$340	0.136288
UV (Strategic Industry)	\$340	0.171072

This means that for residential properties, 6.5 cents of rates will be generated for every dollar of GRV.

Which rate code applies to me?

A number of different rate codes apply to properties within the City of Karratha based on the zoning or land use of each property. Each property is placed in a rating category according to its predominant use and/or zoning which affects the rates applied to the property. Information about zoning can be found on your rate notice while the full copy of Council's Objects and Reasons can be found on at www.karratha.wa.gov.au.

Residential (GRV)

Levied on properties that have a predominant land use of residential. The rate for this category is intended to generate approximately 43% of Council's rate income.

Commercial/Tourism/Town Centre (GRV)

Levied on properties that have a predominant land use of commercial and/or tourism, or does not have the characteristics of any other GRV rate category. The rate for this category is intended to generate approximately 7% of Council's rate income.

Industry/Mixed Business (GRV)

Levied on properties that have a predominant land use of industrial or a combination of industrial and commercial purposes. The rate for this category is intended to generate approximately 10% of Council's rate income.

Airport/Strategic Industry (GRV)

Levied on properties that are located within Karratha Airport Precinct or that are predominately used for strategic industry.

Airport: properties located in the Karratha Airport Precinct (second busiest airport in Western Australia) receive direct benefit from significant Airport Infrastructure and services more so than any other ratepayer. In addition these properties have access to all other services and facilities provided by Council.

Strategic Industry: properties with a land use of Strategic Industry have State or Regional significance which utilise a proportionately high level of infrastructure assets due to heavy haulage vehicle movements. In addition they also impact on the provision of environmental and strategic planning services as well as access to all other services and facilities provided by Council. The rate for this category is intended to generate approximately 3% of Council's rate income.

Transient Workforce Accommodation/ Workforce Accommodation (GRV)

Levied on properties that are zoned as transient workforce accommodation or that have been predominantly used for workforce accommodation. This differential rate maintains a proportional share of rating required to raise the necessary revenue to operate efficiently and provide the diverse range of services and programs and associated infrastructure/facilities required for developed residential and urban areas. These services, programs and facilities are available to FIFO workers in the same manner as they are available to all other residents of the City and the contribution from this category has been set at a level that reflects this fact. The rates per TWA accommodation unit remain less than the minimum rate applicable to a residential property. Due to an overall decrease in valuation and concessions granted by Council, the average rate per property for this category has decreased by 7%.

Pastoral (UV)

Levied on properties with a land use of pastoral. The rate for this category is intended to generate approximately 1% of Council's rate income.

Mining/Other (UV)

Levied on properties that a mining, exploration or prospecting lease and/or license has been granted, or does not have the characteristics of any other UV rating category. The reason

for this category is to reflect the impact on utilisation of rural infrastructure (comparative to Pastoral) by heavy transport and associated higher traffic volumes. In addition these properties have access to all other services and facilities provided by Council. Due to an overall decrease in valuation and a reduction in the minimum rate, the average rate per property for this category has decreased by 26%.

Strategic Industry (UV)

Levied on properties that are predominately used for strategic industry (such as resource processing), infrastructure, industrial and transient workforce. Properties with a land use of Strategic Industry have State or Regional significance, many of which are subject to legacy State Agreement Acts that limit the method of valuation to UV with restrictive formulae for the calculation of the valuation. In order to levy a somewhat commensurate rate comparative with their impact on the local community (i.e. heavy haulage vehicle movements, environmental health, strategic planning) the rate in the dollar is set at one point seven three (x1.73) times the UV Pastoral rate.

Waste Services

A separate annual charge is levied for the provision of a Rubbish Service to each occupied property. This covers a weekly 240 litre household rubbish pickup. The 2016/17 annual Rubbish service charge for each residential property is \$300 per service, plus GST for Commercial and Industrial services.

Emergency Services Levy

The Emergency Services Levy (ESL) is an important contribution to assist our Fire and Rescue Services, Bush Fire Brigade and the State Emergency Service. Local government in WA is required to collect the ESL on behalf of the Department of Fire and Emergency Services - a State Government authority. If you have any enquiries regarding the ESL please contact DFES on **1300 136 099** or visit www.dfes.wa.gov.au.

Private swimming pool inspections

Legislation requires Council to inspect the safety barriers of all private swimming pools and spas so that a period of not more than four years elapses between inspections. The fee charged to property owners with a pool is to cover this requirement. The 2016/17 annual charge for each residential property with a private swimming pool is \$28.00 per inspection.

Payment Arrangements

In accordance with s 6.49 of the *Local Government Act 1995* if you are unable to pay your rates in full or by the instalment options highlighted on your rate notice, please contact the City's Rates Services team on **(08) 9186 8555** to arrange a suitable payment plan. Payment arrangements incur a one-off \$50.00 Administration Fee.

Penalty Interest

A penalty interest rate of 11% per annum, accrued daily, will be charged on the balance of rates which remain unpaid after the due date.

Objections

Should you wish to object to the valuation shown on your property's rate notice, please contact the Valuer General's Office on **(08) 9273 7373** or visit www.landgate.wa.gov.au to obtain the objection form. Objections to a property's valuation must be lodged within 60 days from the issue date of your rates notice. Should you wish to object to the differential rating category applied to your property, please forward your objection in writing by email to enquiries@karratha.wa.gov.au or post to **PO Box 219, Karratha WA 6714**. Objections to the rate record of a property must be lodged within 42 days from the date of issue of your rates notice. Rates must be paid by the due date irrespective of whether an objection has been lodged. Any reduction in rates as a result of a successful objection will be credited back to you.

2016/17 Budget Highlights

Over the next year the City of Karratha will invest \$138 million to improve services and facilities for our growing community, including:

 Community Health & Safety initiatives <ul style="list-style-type: none"> - Pest control - Ranger services - Animal health programs - Food safety initiatives - Crime & safety awareness programs - Litter, anti-graffiti and road safety initiatives 	\$1,795,344	1.30%
 Waste Management & Tip Services <ul style="list-style-type: none"> - Provision of free tip services at 7-Mile and Wickham - Household waste collection - Landfill operations - Commercial waste services 	\$9,015,093	6.52%
 Building & Planning <ul style="list-style-type: none"> - Planning for our future - Safeguarding our environment - Facilitating economic development - Tourism 	\$3,683,736	2.66%
 Parks & Recreation Facilities <ul style="list-style-type: none"> - Karratha Leisureplex - Wickham Recreation Precinct - Roebourne Aquatic Precinct - Cossack - Parks and gardens management - Ovals and courts - Pavilions and halls 	\$38,799,160	28.06%
 Airport <ul style="list-style-type: none"> - Enhancing our airport infrastructure to accommodate more passengers and international flights 	\$14,741,904	10.66%
 Major Projects <ul style="list-style-type: none"> - Karratha Arts and Community Precinct - Effluent Reuse Scheme - Tambrey Pavilion - Wickham Hub 	\$4,897,083	3.54%
 Roads, Footpaths & Drainage <ul style="list-style-type: none"> - Resealing and resheeting our roads - Repairing potholes - Footpaths development - Managing our drainage reserves 	\$25,669,272	18.57%
 Community Facilities, Events & festivals, Youth <ul style="list-style-type: none"> - Events & festivals - Youth services - Libraries - Playgrounds - Community centres 	\$39,657,512	28.68%
	\$138,259,103	100.00%