

Adrian D'Cunha

From: Kim Hawes <kimhawsey@bigpond.com>
Sent: Wednesday, 30 May 2018 11:39 AM
To: Records Officer
Subject: ICR185918 - RV.10 - Advertised Differential Rates Model 2018/19
Attachments: Doc 1.xlsx; Doc 2 1-2 Coolawanyah.pdf; Doc 3 4-991 Croydon Rd.pdf

To: The CEO
City of Karratha
Welcome Rd,
Karratha.6714

The information below refers to Unit 3/ 2876 Augustus Drive, Karratha Industrial estate.
I am also the owner of unit 4

I write to protest the increase in rates for the 2018-2019 year.
In the letter advising the differential rate dated 15/5/2018 the Shire advises that the overall rates will increase by roughly 12.5% and the rate in the dollar will increase by 72%.

How can the Shire justify these increase when the CPI is running at less than 2.5%. See below

THE ALL GROUPS CPI

- rose 0.4% this quarter, compared with a rise of 0.6% in the December quarter 2017.
- rose 1.9% over the twelve months to the March quarter 2018, compared with a rise of 1.9% over the twelve months to the December quarter 2017.

See the attached link

<http://www.abs.gov.au/ausstats/abs@.nsf/mf/6401.0>

If you refer to Doc 1 attached you can see that-

Rates have increased overall by 421% over the last 14 rate periods while the Emergency Services Levy has increased by 648% over the last 13 rate periods.
How can this be justified?

Unit 3/ 2876 Augustus Drive

Has an internal area of about 145square meters and an external area at the rear about the same size. There is also a common area at the front of the units.
The rates suggested rental value is \$ 32,072.00 or \$2,670.00 per calendar month.
According to my rates notice for 29 August 2011 (during the good times) GRV was \$13,520.00.
On my rate notice for 28 August 2017 (during the quiet times) GRV was 48,989.00.
That is an increase of 362% over 6 years. How is this possible?

I have also attached-

Doc2 for 1-2 Lambert Rd taken from the internet.

Floor area 218 square meters
Land area 492 square meters
Lease \$3,200 per calendar month

Doc 3 for 4-991 Croydon Rd taken from the internet.

Warehouse 307 square meters
Lease \$ 3,000 per calendar month

In view of the above I would like the Shire to justify what is happening with the excessive costs.

If you bother to Google commercial properties in Karratha there does to be an excessive amount available.

While my unit is leased out (for under \$ 500.00 per calendar month) it does appear that excessive costs are preventing businesses from opening and being able to make a reasonable living.

The question has to be asked that if contractors were to increase their charges to the Shire by these excessive amounts would the Shire continue to use them?

I no longer live in Karratha having left some time ago. I am a self funded retire and the cost of living is too high in Karratha.

As such it is not possible to attend meetings.

Feel free to publish any of this information as I am prepared to let anyone see my rate notices etc

I await your feedback.

Thank you,

KIM HAWES PH 9934 2775

30/5/2018

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