

Shire *of* Capel

MINUTES

SPECIAL COUNCIL MEETING
Wednesday, 7 June 2017



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Shire of Capel



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SHIRE OF CAPEL

SPECIAL COUNCIL MEETING – 07.06.17

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SHIRE OF CAPEL

MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBERS,
FORREST ROAD, CAPEL ON WEDNESDAY 7TH JUNE 2017, COMMENCING AT 5.30PM.

PRESENT:	President	MT Scott
	Councillors	SH Baxi
		BW Bell
		BW Hearne
		PK McCleery
		G Norton
		SV Schiano
		JA Scott
		BH Smith
	Chief Executive Officer	PF Sheedy
	Executive Manager Corporate Services	S Stevenson
	Executive Manager Engineering & Development Services	JM Gick
	Manager Emergency & Ranger Services	LD Freeman

APOLOGIES: Nil

VISITORS: Nil

PURPOSE OF MEETING

- To consider a Submission received on the proposed minimum rates for 2016/17.

PUBLIC QUESTION TIME

Nil

CONSIDER SUBMISSIONS ON DIFFERENTIAL RATES FOR 2017/18

SC0601 (4.1) 2017/18 Budget - Differential Rates Submissions

Location: Capel
Applicant: Shire of Capel
File Reference: Nil
Disclosure of Interest: Nil
Date: 31.05.17
Author: Executive Manager Corporate Services, S Stevenson
Senior Officer: Chief Executive Officer, P Sheedy
Attachments: 1. Submission 1.
2. Officer's response to Submission 1
3. Submission 2.
4. Officer's response to Submission 2

MATTER FOR CONSIDERATION

Council to consider submissions received regarding the proposed minimum rate for the 2017/18 financial year.

BACKGROUND / PROPOSAL

Background

Council has previously adopted the following Differential Rating categories (OC1106) in November 2013:

- Residential (rate group 1 GRV)
- Dalyellup Residential (rate group 3 GRV)
- Vacant Residential (rate group 2 GRV)
- Vacant Dalyellup Residential (rate group 4 GRV)
- Commercial Developed (rate group 5 GRV – only commercial)
- Dalyellup Commercial Developed (rate group 8 GRV)
- Industrial Developed (rate group 7 GRV – only industrial)
- Vacant Commercial & Industrial (rate group 6 GRV)
- Special Use (rate group 9 GRV)
- Land Use Commercial (rate group 10 – UV)
- Rural (rate group 11 – UV)
- Special Rural (rate group 12 – GRV)

At its meeting on 26 April 2017 (OC0415) Council adopted, for advertising purposes, a minimum rate across all rate groups of \$1,269.00 and differential rates in the dollar as detailed below. The overall objective was to increase total rates yield by 6% for the 2016/17 financial year. The table below shows the rate in the dollar and the minimum rates previously endorsed by Council.

Table 1. 2017/18 differential rates adopted for advertising purposes

	Rate in \$	Minimum
Differential Rating :		
- Residential (zone group 1 GRV)	7.3410 cents	\$1,269.00
- Residential Vacant (zone group 2 GRV)	12.6403 cents	\$1,269.00
- Urban Development (zone group 3 GRV)	7.3410 cents	\$1,269.00
- Urban Development Vacant (zone group 4 GRV)	12.6403 cents	\$1,269.00
- Town Centre (zone group 5 GRV)	7.6861 cents	\$1,269.00
- Town Centre / Special Use / Light Industry Vacant (zone group 6 GRV)	7.6861 cents	\$1,269.00
- Light Industry (zone group 7 GRV)	7.6861 cents	\$1,269.00
- Commercial Use Urban Development (zone group 8 – GRV)	7.6861 cents	\$1,269.00
- Special Use (zone group 9 – GRV)	7.6861 cents	\$1,269.00
- Rural Commercial Use (zone group 10 – UV)	0.4600 cents	\$1,269.00
- Rural (zone group 11 – UV)	0.4600 cents	\$1,269.00
- Special Rural (zone group 12 – GRV)	6.3452 cents	\$1,269.00
Specified Area Rating:		
- Dalyellup Parks, Reserves Maintenance (GRV) Purpose: Maintenance of Parks and Reserves in Dalyellup	4.8160 cents (to a maximum of \$186.88 per assessment)	Nil

Further to this endorsement, the annual differential rating proposal was advertised for public comment for a period of 21 days. Advertisements appeared in two local papers on the 3 May 2017 and the 4 May 2017. Submissions from ratepayers were invited to be received up until 4pm on Friday 26 May 2017. There are no ratepayers in categories with the same rate in the dollar, where the number of properties is less than 30.

Two submissions were received with respect to the proposed differential and minimum rates for the 2017/18 financial year, both on 26 May 2017.

Submission 1

The company has a number of clients who hold either mining leases or exploration licences in the Shire of Capel. In the submission made, there is concern over the minimum rate of \$1,269 which the Shire proposes to levy for 2017/18. The submission requests that the Shire review the proposed minimum of \$1,269.00 for exploration licences and mining leases in light of a rent rate increase of 3.4% already imposed by the Department of Mines and Petroleum. In addition, the submission states that *“Exploration companies are equity funded and have limited cash flow and the exploration/prospecting stage, must invest significant funds with minimal returns, generally only turning a profit if they discover a commercially viable resource and convert to a Mining Lease.”*

Mining leases and exploration licences are part of zone group 11. Rates are based on Unimproved Value (UV) and for 2017/18 would attract a rate in the dollar of 0.4600 cents.

Submission 2

This submission makes a number of comments. These relate to:

- The alignment of rating groups and land use;
- Motion AE0102 tabled at the Annual Electors' Meeting on 25 January 2017;
- The level of rates increase and links to the *“squeaky wheels of the Strategic Community Plan, Corporate Business Plan and the Long Term Financial Plan”*;

- The necessity for future strategic projects;
- The rationalisation of rates in the dollar endorsed by Council and the fact that this has “created some ‘winners’ and ‘losers’”;
- The logic applied to vacant land, particularly rate group 6 and rate group 2;
- Logic for differential rate in Rate group 9;
- Alignment of rate group 10 with rate group 11 and the subsequent drop in the rate in the dollar for rate group 10;
- An individual assessment increase for Rate group 12; and
- Format of the Shires “Objects and Reasons”

As Council has a rating category (rate group 2 and rate group 4) which has more than 50% of properties on minimums, the approval of the Minister for Local Government must be obtained before these rates are formally adopted by Council. The approval of the Minister will be sought after the public consultation phase in order to obtain feedback prior to the Ordinary Council Meeting on 26 July 2017.

On application to the Minister for rates approval, the Shire must provide (where applicable) copies of:

- Minutes reflecting that Council reviewed and considered budget efficiency measures;
- Statement of Objects and Reasons;
- Minutes where Council adopted the Objects and Reasons;
- Letters to ratepayers where there are less than 30 in a category;
- Any submissions received;
- Response to any submissions;
- The public notice;
- Council agenda where submissions were considered; and
- Minutes where Council resolved to make an application to the Minister.

Proposal

Council to consider the points raised in the two submissions received regarding the proposed 2017/18 differential and minimum rates.

STATUTORY ENVIRONMENT

Local Government Act 1995, Section 6.2

6.2 Local Government to prepare Annual Budget

- (1) During the period from 1 June in a financial year to 31 August in the next financial year, or such extended time as the Minister allows, each local government is to prepare and adopt*, in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the 30 June next following that 31 August.
**Absolute Majority required*
- (2) In the preparation of the annual budget the local government is to have regard to the contents of the plan for the future of the district made in accordance with section 5.56 and to prepare a detailed estimate for the current year of –
 - (a) The expenditure by the local government; and
 - (b) The revenue and income, independent of general rates, of the local government; and
 - (c) The amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue and income.

Local Government (Financial Management) Regulations 1996, regulation 26

26. Discount, incentive, concession, waiver and write-off information

- (1) The annual budget is to include for each discount or other incentive to be granted for early payment of any money and in respect of each waiver or concession proposed in relation to any money –

- a) in respect of a discount -
 - (i) the amount of the discount, or the percentage discount, to be allowed; and
 - (ii) the circumstances in which the discount will be granted;
- and
- c) in relation to a waiver or concession -
 - (i) a brief description of the waiver or concession;
 - (ii) a statement of the circumstances in which it will be granted;
 - (iii) details of the persons or class of persons to whom it is available; and
 - (iv) the objects of, and reasons for, the waiver or concession.

Local Government Act 1995, Section 6.12

6.12 Power to defer, grant discounts, waive or write off debts

- (1) Subject to subsection (2) and any other written law, a local government may –
 - a) when adopting the annual budget, grant* a discount or other incentive for the early payment of any amount of money; or
 - b) waive or grant concessions in relation to any amount of money; or
 - c) write off any amount of money, which is owed to the local government.
- * *Absolute majority required*
- (2) Subsection 1(a) and (b) do not apply to an amount of money owing in respect of rates and services charges.
 - (3) The grant of a concession under subsection (1)(b) may be subject to any conditions determined by the local government.

Local Government Act 1995, Section 6.28

6.28 Basis of Rates

- (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.
- (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.

Local Government Act 1995, Section 6.32

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*

Local Government Act 1995, Section 6.33

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) ...
- (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 (Financial Management) Regulations 1996, regulation 52A

52A. Characteristics prescribed for differential general rates

- (1) In this regulation
- commencement day** means the day on which the *Local Government (Financial Management) Amendment Regulations (No.2) 2012* regulation 5 comes into operation;
- relevant district** means a district that –
- (a) is declared to be a district by an order made under section 2.1(1)(a) on or after commencement day; or
 - (b) has its boundaries changed by an order made under section 2.1(1)(b) on or after commencement day.
- (2) For the purposes of section 6.33(1)(d), the following characteristics are prescribed in relation to land in a relevant district, where not more than 5 years has elapsed since the district last became a relevant district –
- (a) whether or not the land is situated in a townsite as defined in the *Land Administration Act 1997* section 3(1);
 - (b) whether or not the land is situated in a particular part of the district of the local government.

Local Government Act 1995, Section 6.34

6.34 Limit on Revenue or Income from General Rates

Unless the Minister otherwise approves, the amount shown in the annual budget as being the amount it is estimated will be yielded by the general rate is not to –

- (a) be more than 110% of the amount of the budget deficiency; or
- (b) be less than 90% of the amount of the budget deficiency.

Local Government Act 1995, Section 6.35

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 (50%) 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 a general minimum does not exceed the prescribed amount (\$200).

- (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 subsection (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 subsection (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.

Local Government Act 1995, Section 6.36

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. *(21 days – may be 2 months before financial year)*

Local Government Act 1995, Section 6.47

6.47 Concessions

Subject to the *Rates and Charges (Rebates and Deferments) Act 1992*, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive* a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.

** Absolute majority required*

POLICY IMPLICATIONS

The budget is based on the principles contained in the Strategic Community Plan and Corporate Business Plan. Policy 2.7 – Preparation of Integrated Financial Plan and Annual budget applies.

FINANCIAL IMPLICATIONS

Budget

After taking into consideration all other sources of income, Council is required to raise sufficient rates to meet its total expenditure. While Council is allowed to adopt a budget that has a surplus or deficit that does not exceed 10% of its rate revenue, it is not a sustainable long term strategy.

When considering the amount to be raised, reference should be made to the Shire’s ten year financial plan that was adopted by Council on 9 June 2010 (minute reference OC0609). This plan has assumed an annual rate increase of 6% for each year of the plan.

A number of Rating Strategy Reports have also been considered by Council in recent years, all supporting and reinforcing the need to maintain the current Rating Strategy of at least 6% increase in rates each year.

At the Ratings Workshop on the 22 March 2017, Council agreed to an increase in the minimum rate of 8% for 2017/2018 with an overall rates yield of 6% in line with the adopted Long Term Financial Plan.

Long Term

The rating strategy deployed by Council in the 2017/18 financial year will form part of a long term financial planning strategy to maintain the sustainable operations of Council. If Council is not able to adequately fund operations in the 2017/18 financial year, then the financial position of Council will potentially deteriorate in future years as assets age further and demand for services increase with projected population growth.

Long term financial sustainability is a key focus for the Shire. Resources have to be made available to ensure that assets are adequately funded and renewed to a level consistent with expectations. Asset renewal is a key area to which funding needs to be allocated.

Whole of Life

As no asset/infrastructure is being created, there are no whole of life costs relevant to this item.

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications specifically relating to the agenda item however the levying of property rates has an environmental impact in that around 7,423 rate notices will be distributed in a paper based medium.

STRATEGIC IMPLICATIONS

Shire of Capel Strategic Community Plan 2013 – 2031

1. The Leadership Experience 'Ensure open, transparent, effective good governance and communication within the organisation and the community.'

Strategic Outcomes:

- 1.4 Provide efficient and effective financial management to ensure the long term financial sustainability of the organisation;
- 1.5 Ensure the effective management of Council's resources.

2. The Community Experience 'Provide facilities and services which recognise the diverse needs of the community and strive to make the Shire a safe place to live, work and visit.'

Strategic Outcome:

- 2.1 Provide social, recreational and cultural opportunities and facilities for our communities.

5. The Infrastructure Experience 'Plan and facilitate safe, sustainable and efficient infrastructure and transport networks to meet the needs of the community.'

Strategic Outcomes:

- 5.1 Provide and maintain a safe and efficient transport, cycle and pedestrian network throughout the Shire;
- 5.6 Effectively manage the Shire's assets and resources.

CONSULTATION

The annual differential rating proposal was advertised for public comment with advertisements appearing in two local papers on 3 May 2017 and 4 May 2017. Submissions from ratepayers were invited to be received up to Friday 26 May 2017 at 4pm. There are no ratepayers in categories where the number of properties, with the same rate in the dollar, is less than 30 therefore no individual notification of the adopted rate in the dollar is required. As Council has a rating category which has more than 50% of properties on minimums, the approval of the Minister for Local Government must be obtained before these rates are formally adopted by Council. The approval of the Minister will be sought in order to obtain feedback prior to the Ordinary Council Meeting on 26 July 2017.

COMMENT

Based on Council's decision at the Ratings Workshop held on the 22 March 2017, the minimum rates have been increased by 8% with Residential GRV, Urban GRV rates and Rural UV rates in the dollar being calculated to generate an overall rates yield of 6%. This is in line with the Shire's adopted Long Term Financial Plan.

The detailed submissions and the officers' responses have been provided as an attachment.

Updated valuations for properties rated on the basis of their Gross Rental Value (GRV) are provided every three years and took effect from 1 July 2017.

Updated valuations for properties rated on the basis of their unimproved value (UV) are provided annually and therefore take effect from 1 July 2018.

Minimum and Differential Rates

When calculating rates, legislation allows a minimum rate amount to be applied if the result of calculating the property value and the rate in the dollar is too low. This minimum rate amount represents the minimum charge for ratepayers provided local government services.

In past years there has been an increase in the minimum rate for ratepayers. The minimum rate has increased from \$465.00 in 2004/05 to \$1,175.00 in 2016/17 and now to \$1,269.00 proposed for 2017/18.

Residential Rate Comparison with Other Local Governments – Budget 2016/17

		Capel	Busselton	Bunbury	Augusta MargRiv	Harvey	Dardanup	Donnybrook /Balingup
	Minimum Rate	\$1,175	\$1,160	\$1,082	\$809 to \$1,494	\$984	\$1,363	\$1,002
	Total No. of properties	7,359	22,397	16,268	9,332	12,194	5,828	3,273
Rating Zone	Differential Rates in the \$							
1	Residential (GRV)	6.9255	8.3838	8.7650	9.4770	8.2025	9.3952	7.2030
2	Residential Vacant (GRV)	12.3724	8.3838	8.7650	18.4473	8.2025	9.3952	7.2030
3	Urban Development (GRV)	6.9255	8.3838	8.7650	9.8932	8.2025	9.3952	7.2030
4	Urban Development Vacant (GRV)	12.3724	8.3838	8.7650	18.9520	8.2025	9.3952	7.2030
5	Town Centre (GRV)	6.5773	10.1243	8.7650	11.7183	8.2025	9.3952	7.2030
6	Town Centre/Special Use/Light Industry Vacant (GRV)	9.2839	11.1528	8.7650	11.7183	8.2025	9.3952	7.2030
7	Light Industry (GRV)	6.5773	10.1243	8.7650	11.7183	8.2025	9.3952	7.2030
8	Commercial Use Urban Development (GRV)	6.5773	10.1243	8.7650	11.7183	8.2025	9.3952	7.2030
9	Special Use (GRV)	9.2839	10.1243	8.7650	11.7183	8.2025	9.3952	7.2030
10	Rural Commercial Use (UV)	1.3047	0.7337	8.7650	0.5680 to 0.7952	0.4891	0.5681	0.4855
11	Rural (UV)	0.4340	0.3669/0.4031	8.7650	0.4366 to 0.4544	0.4891	0.5681	0.4855
12	Special Rural (GRV)	5.9860	8.3838	8.7650	9.4770	8.2025	9.3952	7.2030

For the neighbouring Shires detailed above, there has not been a lesser minimum endorsed for mining leases or exploration licences.

Rate modelling with the Shire of Capel has been based on an increase in rates yield of 6%. There has been an increase of 8% in the minimum rate. The minimum rate for all rating

categories would increase by \$94.00 to \$1,269.00. This will mean that all properties, regardless of their rating valuation method (GRV or UV) or development status will be charged a minimum rate of \$1,269.00. This minimum rate is considered to represent a fair minimum burden upon ratepayers for the local government services they are provided.

Analysis of the 2017/18 Rates Proposal

The following table compares the rates in the dollar and minimum rates by rate category for 2016/17 and 2017/18.

Table 2: Comparison of Rates in the Dollar and Minimum Rates

Rate Category	Basis	2016/17 Rate	2017/18 Rate	Difference (cents)	2016/17 Minimum	2017/18 Minimum	Difference
Residential	GRV	6.9255	7.3410	0.4155	\$1,175	\$1,269	\$94
Residential Vacant	GRV	12.3724	12.6403	0.2679	\$1,175	\$1,269	\$94
Urban Development	GRV	6.9255	7.3410	0.4155	\$1,175	\$1,269	\$94
Urban Development Vacant	GRV	12.3724	12.6403	0.2679	\$1,175	\$1,269	\$94
Town Centre	GRV	6.5773	7.6861	1.1088	\$1,175	\$1,269	\$94
Town Centre/Special Use/Light Industry Vacant	GRV	9.2839	7.6861	(1.5978)	\$1,175	\$1,269	
Light Industry	GRV	6.5773	7.6861	1.1088	\$1,175	\$1,269	\$94
Commercial Use Urban Development	GRV	6.5773	7.6861	1.1088	\$1,175	\$1,269	\$94
Special Use Development	GRV	9.2839	7.6861	(1.5978)	\$1,175	\$1,269	\$94
Rural Commercial Use	UV	1.3047	0.4600	(0.8447)	\$1,175	\$1,269	\$94
Rural	UV	0.4340	0.4600	0.0260	\$1,175	\$1,269	\$94
Special Rural	GRV	5.9860	6.3452	0.3592	\$1,175	\$1,269	\$94

Council has twelve differential rating categories. Ten of these categories (Residential, Town Centre, Light Industry, Commercial and Special Rural) are based on the Gross Rental Value (GRV) basis of rates and the Rural and Land Use Commercial categories are Unimproved Value (UV).

In general the gross rental valuations and unimproved values of individual properties are considered to provide sufficient differentiation between each rating category. It is proposed that for 2017/18, the five commercial zones be aligned with the same rate in the dollar. Previously two rates in the dollar (6.5773 and 9.2839) have been applied to these five rating zones. It is proposed that for 2017/18, the rate in the dollar should be 7.6861.

Annual Percentage Rate Increases

Factors such as the growth of the Shire, need for additional resources to meet growth demands, the rising cost of labour and materials, previous rate increases approved and a perception of the affordability of a reasonable rate increase are some of the factors taken into account when considering the percentage by which rates in the dollar and minimum rates have to be increased.

It has also been widely recognised in the local government sector that increasing rates by a factor equivalent to the increase in the Consumer Price Index (CPI) is not the most prudent financial management approach. While the CPI provides a good estimate of a household's expectation of the price changes (increases) to the goods and services they consume, it does not provide a good estimate of the cost pressures faced by local government.

Whilst attempts can be made to justify the quantum of rate increases in terms of the increase being comparable to various indices, the reality is that the quantum to be agreed is that required to provide sufficient funds to meet expenditure demands of the budget and is also the increase that Council is comfortable to defend.

The WA Local Government Grants Commission have also assessed that the Shire is under raising rates revenue by \$1,794,887 in comparison to the State average. Any increased rates revenue is of direct benefit to the Shire and would not reduce the level of grants received from this body.

Concluding Comments

For 2017/18 the proposed rate increase will result in residential ratepayers on the minimum rate being charged \$94.00 more than last year while increases for other ratepayers will vary depending upon their property valuation. In considering the submission attached in conjunction with considerations of Shire financial sustainability, it is recommended that Council retain the minimum of \$1,269.00 and the differential rates in the dollar endorsed at its meeting on 26 April 2017.

VOTING REQUIREMENTS

Simple majority

OFFICER’S RECOMMENDATIONS – 4.1

SC0601 STAFF RECOMMENDATION 1/COUNCIL DECISION

Moved Cr Bell, Seconded Cr J Scott

That Council considers the two submissions attached regarding the proposed minimum of \$1,269.00 and differential rates for the 2017/18 financial year but resolves to retain the proposed rates as detailed in the table below.

	Rate in \$	Minimum
Differential Rating:		
- Residential (zone group 1 GRV)	7.3410 cents	\$1,269.00
- Residential Vacant (zone group 2 GRV)	12.6403 cents	\$1,269.00
- Urban Development (zone group 3 GRV)	7.3410 cents	\$1,269.00
- Urban Development Vacant (zone group 4 GRV)	12.6403 cents	\$1,269.00
- Town Centre (zone group 5 GRV)	7.6861 cents	\$1,269.00
- Town Centre / Special Use / Light Industry Vacant (zone group 6 GRV)	7.6861 cents	\$1,269.00
- Light Industry (zone group 7 GRV)	7.6861 cents	\$1,269.00
- Commercial Use Urban Development (zone group 8 – GRV)	7.6861 cents	\$1,269.00
- Special Use (zone group 9 – GRV)	7.6861 cents	\$1,269.00
- Rural Commercial Use (zone group 10 – UV)	0.4600 cents	\$1,269.00
- Rural (zone group 11 – UV)	0.4600 cents	\$1,269.00
- Special Rural (zone group 12 – GRV)	6.3452 cents	\$1,269.00
Specified Area Rating:		
- Dalyellup Parks, Reserves Maintenance (GRV) Purpose: Maintenance of Parks and Reserves in Dalyellup	4.8160 cents (to a maximum of \$186.88 per assessment)	Nil

Carried 9/0

VOTING REQUIREMENTS

Simple majority

SC0602 STAFF RECOMMENDATION 2/COUNCIL DECISION

Moved Cr Hearne, Seconded Cr McCleery

That Council resolves to apply to the Minister for Local Government for approval of the 2017/18 minimum rate of \$1,269.

Carried 9/0

PUBLIC QUESTION TIME

Nil

MEETING CLOSURE

There being no further business the meeting closed at 6.04pm.

These minutes were confirmed at an Ordinary Council meeting on 28 June 2017.

Signed _____

Presiding Person at the meeting at which time the minutes were confirmed.

Date _____