

Submissions for 2019/2020 Advertised Differential Rates

Submission No.	Submission
1.	<p>Objection and Comment:</p> <p>House prices and rents have gone down so the rateable value of the property should go down. Rental prices have been on the decrease for a while. Therefore there should be no increase in rates. In fact, there should be a decrease due to the downward trend of rents.</p>
2.	<p>Objection and Comment:</p> <p>I have concern with the significant increase to the rate per dollar value (15% approx) with no guarantee this would not be reduced the following year. Given the drop in GRV a drop in overall rates should be considered rather than merely complying with the state government directives</p>
3.	<p>Objection and Comment:</p> <p>To be honest I do not fully understand how you calculate the rates and don't need to know that for the average person, the amount is becoming out of reach and a source of major stress and anxiety. With the ongoing increase in all other expenses (water/electricity/gas/vehicle registration/insurance) and a freeze on salary increase for the past few years, it seems that home owners can't catch a break. Also, your fortnightly payment of rates is appreciated, but it is not spread out over 12 months. It is essentially squeezed into 6 months, so the fortnightly payment amount is still very significant. I would ask that this system could be made more manageable. Thank you.</p>
4.	<p>Objection and Comment:</p> <p>DO NOT PUT UP RATES BE ANY MEANS. So many people unemployed due to COVUD do not try and get this through creative accounting.</p>
5.	<p>Objection and Comment:</p> <p>We as members of the recently constituted Kalamunda Districts Ratepayers and Residents Association Inc. (KDRRA) have the following request to the City and Council in response to the call for submissions to the City of Kalamunda Rates: Objects and Reasons for 2020/21. The information we request below is to allow ratepayers to transparently see that the intent of the City to maintain the same level of rateable income as the 2019/20 year is verifiably correct and to ensure a zero or close to zero rateable income increase is achieved. Please supply the following:</p> <ol style="list-style-type: none"> 1. a) The proposed gross rateable income for GRV General properties for 2020/21 which comprises approx. 93.4% or 21,676 properties. b) The collected gross rateable income for GRV General properties for 2019/20. 2. a) The proposed gross rateable income for GRV Vacant properties for 2020/21 . b) The collected gross rateable income for GRV Vacant properties for 2019/20. 3. a) The proposed gross rateable income for GRV Commercial/Industrial properties for 2020/21. b) The collected gross rateable income for GRV Commercial/ Industrial properties for 2019/20. 4. a) The proposed gross rateable income for UV General properties for 2020/21. b) The collected gross rateable income for UV General properties for 2019/20. 5. a) The proposed gross rateable income for UV Commercial properties for 2019/20. b) The collected gross rateable income for UV Commercial properties for 2019/20. <p>KDRRA understand that the Valuer General has provided the new property valuations to the City and on this basis you have raised a proposed rate in the dollar for each rateable property category for Council endorsement.</p> <p>To allow transparency and informed comment about the new 2020/21 proposed rates, the above figures are the only measure we have to see that the City of Kalamunda has indeed maintained the same level of rateable income as 2019/20 year.</p> <ol style="list-style-type: none"> 6. The "<u>Shortfall of income</u>" required for the City to provide the necessary works and services in the 2020/21 financial year is not explained in this paper and all categories of Ratepayers surely deserve an explanation of all sources of income. 7. What are all "<u>the non-rate sources of income for the City</u>"? These need to be detailed and openly available to the Public. 8. Waste Avoidance and Resource Recovery (WARR) Levies are mentioned, but they in effect appear to be an additional charge levied <u>on all Ratepayers</u> irrespective of their contribution to avoidance and resource recovery. Whereas domestic and commercial/ industrial Ratepayers will surely make widely differing contributions? 9. The rate-paying community deserve to see a full explanation of what are regarded by the City in 2020/21 as "<u>necessary works and services</u>"?

	<p>10. There will be substantial variations; particularly in 2020/21 with many Ratepayers having their net income drastically reduced due to the COVID -19 virus. We understood from early discussions in Council open to the public, that there may be provision for consideration of 'hardship'. However, bearing in mind the enormous <u>complexity and administrative cost</u> of detailed equitable consideration, as the rolling forward programme of Commonwealth 'Job Saver and Job Keeper' and related highly variable Employer and Employee circumstances will emerge; we request City and Council to search for a more generalised, cost-effective means to compensate for such hardship.</p> <p>11. <u>No evidence is offered</u> in this "Objects and Reasons" paper <u>that the City is making any internal administrative/ organisational economies, or transfers between different departmental allocations.</u> (For instance major changes made by the State Government to the WA Planning System, will significantly reduce demand on Statutory Planning staff, associated with reduction in bureaucracy (also reduce need for such high expense on employing external consultants).</p> <p>The Community is owed transparent disclosure as to how such issues are being considered for 2020/21. When considering them, City and Council are urged to evaluate and provide in the forward programme for the relative qualitative outcomes that are specific to the environment of the City of Kalamunda Hills and Foothills region.</p> <p style="text-align: right;">We look forward to your consideration and an early response on these various matters.</p>
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