

Consolidation of Responses from Landowners

Answered "Yes" to the property being used for predominantly Rural Purposes and "Yes" to earning a livelihood from the property



Valuation of Land:

Land Use Declaration Form

Section A - Property and Owners Details



A398340

Property Owner (s):

Shahbaz Leroy Tafti

Proporty Address:

Lat 91 194 LADSEN DOAD BYEODD

Property Auc	11655.	LOI 01	164 LARSEN ROAD,	BIFORL)			
Section B	– Pro	perty and L	and Use Details					
Question 1:	Is the	property used	for 'rural purposes'? (check bo	x)	,	Yes 🗹	No □
the use or co	ultivatio	The control of the state of the	urpose pertaining to a any purpose of husba s.	and the first of the state of t		named and the control of the contro		
If you answe	red Yes	s to this quest	ion, please proceed to	Question	n 2.			
If you answe return this de		[20] - [20] 전 [12] (14] (20] (15] (15] (15] (15] (15] (15] (15] (15	tion, please disregard	Question	ns 2	to 4 and procee	d to sigr	n and
Question 2:	Which (check		ring land uses best o	lescribes	the	rural base of ye	our prop	erty?
Horticulture			Forestry			Stabling, agisti	ng, traini	
Viticulture			Orchards	To the state of th		horses		
Apiculture			Porcine Production			Poultry Produc	tion	
Grazing		Please descr	ibe:					
Growing		Please descr	ibe:					
Other		Please descr	ibe:					
Question 3:	Do the		activities carried out or	the land	d, rep		minate ι Yes □	
Question 4:			relihood from these ac	tivities?			Yes 🗹	No 🗆
Note: It is u	unlikely		ed as a hobby farm			y the definition	as land	used
Section C	– Dec	laration						
I / we declare	e the al	bove informati	on to be correct to the	best of n	ny / c	our knowledge.		
Owner (s) na	ame (s)	: Shahb	ser Seras Tat	4;				
Owner (s) sig	gnature	e:					• •	
Date:		22-	Jan - 2024					



T 9526 1111 F: 08 9525 5441 E info@sjshire.wa.gov.au W sjshire.wa.gov.au

Please ensure all relevant sections of this form are completed before returning this declaration.

A: 6 Paterson Street Mundijong Western Australia 6123



Section A	- Pro	perty and O	wners Details				
Assessment	Numbe	er: A2023	45				
Property Ow	ner (s):	Peter J	John Rose Debora	ah Jayr	ne Rose		
Property Add	dress:	Lot 4 1	96 ABERNETHY	ROAD	, BYFORD		
Section B	- Pro	perty and La	and Use Detai	ls			/
Question 1:	Is the	property used	for 'rural purpose	s'? (che	eck box)	Yes 🗹	No □
the use or c	ultivatio		any purpose of hi			agriculture is defined to ulture, including the rai	
If you answe	red Ye	s to this questi	on, please procee	ed to Q	uestion 2.		
If you answer			ion, please disre	gard Q	uestions 2	to 4 and proceed to sig	gn and
Question 2:	Which (check		ing land uses be	est des	cribes the	rural base of your pro	perty?
Horticulture			Forestry			Stabling, agisting, train	ning
Viticulture			Orchards			horses	
Apiculture			Porcine Product			Poultry Production	A
Grazing	B	Please descri	be:	SL	rep ishop		
Growing		Please descri	be:				
Other	U	Please descri	be: U	ock	shop		
Question 3:	Do the		ctivities carried o	ut on th	e land, rep	resent the predominate Yes 🖼	
Question 4:	Do yo	u earn your live	elihood from thes	e activi	ties?	Yes ☑	No 🖭
		that land use ural purposes.	ed as a hobby f	farm w	ould satisfy	the definition as land	d used
Section C	- Dec	laration					
I / we declar	e the al		on to be correct to				
Owner (s) na	ame (s)	. Veler S	som kose	1	Deborah	Jayne Rose	
Owner (s) si	gnature		1 1				
Date:		15.	1.1.24				
Please ensu	re all re	elevant section	s of this form are	comple	eted before	returning this declaration	n.

W: sjshire.walgev.adN 2024

ABN: 98 924 720 841.....

ENTERED

F: 08 9525 5441 E: info@sjshire.wa.gov.au



Shire of Serpentine Jarrahdale Change of Rating Methodology

Ref:	A202345 - Lot 4 196 ABERNETHY ROAD, BYFORD
To:	Manager Finance - Shire of Serpentine Jarrahdale
	Qt. Pose
Name	e: Verez vose

Land Use Declaration forms can be emailed to info@sjshire.wa.gov.au.

Alternatively, they can be posted or delivered in person to:

Shire of Serpentine Jarrahdale 6 Paterson Street MUNDIJONG WA 6123

> Land Use Declaration Forms must be received by 25 January 2024



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T. 9526 1111 F 08 9525 5441 E info@sjshire.wa.gov.au W sjshire.wa.gov.au A: 6 Paterson Street Mundijong Western Australia 6123 Content Manager - sshaw - Thursday, 18 January 2024

Valuation of Land:

Land Use Declaration Form

Section A - Property and Owners Details



A129002

Property Owner (s):

Annalisa Michelle Mitchell

Property Address:

Lot 16 154 GOSSAGE ROAD, CARDUP



RECEIVED AT

~ 5 JAN 2024

FRONT COUNTER

	Section	B -	Property	and	Land	Use	Details
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	100000000000000000000000000000000000000	py			
Question 1:	Is the	property used for 'rural purposes'? (ch	neck box)	Yes 🗷	No □
the use or co	ultivatio	ose' means a purpose pertaining to ago on of land for any purpose of husban rowing of crops.			
If you answe	red Ye	s to this question, please proceed to 0	Question 2.		
If you answer return this de		o to this question, please disregard on.	Questions 2	to 4 and proceed to sig	gn and
Question 2:		n of the following land uses best de k box)	scribes the	rural base of your pro	perty?
Horticulture		Forestry		Stabling, agisting, train	100000
Viticulture		Orchards		horses	
Apiculture		Porcine Production		Poultry Production	
Grazing		Please describe:			
Growing		Please describe:			
Other		Please describe:			
			and the second		
Question 3:	the la	e agricultural activities carried out on t nd?	ne land, rep	Yes 🗷	
Question 4:	Do yo	u earn your livelihood from these activ	vities?	Yes 🗷	No 🗆
		that land used as a hobby farm vural purposes.	vould satisfy	y the definition as land	d used
Section C	– Dec	claration			
		bove information to be correct to the b	est of my/o	our knowledge.	
Owner (s) na	ame (s)	: Annalisa mitchell			



Date:

Owner (s) name (s): Owner (s) signature:

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Please ensure all relevant sections of this form are completed before returning this declaration.

Ref: A129002 - Lot 16 154 GOSSAGE ROAD, CARDUP



Shire of Serpentine Jarrahdale Change of Rating Methodology

To:	Manager Finance – Shire of Serpentine Jarrahdale
Name	: Annalisa mitchell

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W sjshire.wa.gov.au

A: 6 Paterson Street Mundijong Western Australia 6123



Section A - Property and Owners Details

Assessment	Numbe	er: A	159500	0					
Property Ow	ner (s):	: L	auren /	Anne Dunsmor	e Dmietr	rieff Pty Ltd	i		
Property Add	dress:	L	ot 153	85 LIVESEY S	TREET,	MUNDIJO	NG		
Section B	– Pro	perty a	nd La	nd Use Deta	ils			1	
Question 1:	Is the	property	used fo	or 'rural purpos	es'? (che	eck box)		Yes 🗹	No □
	ultivatio	on of land	d for ar				l agriculture is de culture, including		
If you answe	red Ye	s to this o	questio	n, please proce	ed to Q	uestion 2.			
If you answe return this de			questio	n, please disre	egard Qı	uestions 2	to 4 and proceed	ed to sigi	n and
Question 2:	Which (check		followin	g land uses b	est des	cribes the	rural base of	your prop	erty?
Horticulture				Forestry			Stabling, agist	ting, train	
Viticulture				Orchards			horses		V
Apiculture				Porcine Produc	ction		Poultry Produ	ction	
Grazing		Please o	describ	e:					
Growing		Please	describ	e:					
Other		Please	describe	e:		¥.			
	the lar	nd?					present the prede	Yes 🗹	No □
Question 4:	Do yo	u earn yo	ur livel	ihood from the	se activit	ties? Parer	auf	Yes □	No ☑
Note: It is ι predominate				I as a hobby	farm wo	ould satisf	y the definition	as land	used
Section C	– Dec	laration	1						
I / we declare	e the al						our knowledge.		
Owner (s) na	me (s)	: <i>\</i>	MIETA	Rielt		LAVEN	Den smoré		
Owner (s) si	gnature				20/10/1				
Date:									
Please ensu	re all re	elevant se	ections	of this form are	comple	ted before	returning this de	eclaration	1.



T 9526 1111 F 08 9525 5441 E: info@sjshire.wa.gov.au W: sjshire.wa.gov.au A 6 Paterson Street Mundijong Western Australia 6123 ABN 98 924 720 841

Ref: A159500 - Lot 153 85 LIVESEY STREET, MUNDIJONG



Shire of Serpentine Jarrahdale Change of Rating Methodology

To:	Manager F	inance – Sh	nire of Serpentine J	Jarrahdale		
Name	9:	Michael	DUNSMORE	(MIETRIEFF	P/L)	
				1	12	

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A 6 Paterson Street Mundijong Western Australia 6123

The CEO

Shire of Serpentine Jarrahdale

6 Paterson Street

Mundijong WA 6123

Att Manager Finance

Re Proposal to Review Valuation Method for rating properties

A 159500 85 Livesey Street Mundijong

As previously stated at exactly the same time last year (21/12/2022) and now again this year (22/12/2023) we the owners of 85 Livesey Street Mundijong strongly object to the proposed change in rating methodology.

The property has for 30 years been used for horse agistment and whilst at the moment has no horses it is only to give the ground some relief and it is proposed to use the existing paddocks and stables again in the future.

I do have major concerns that Gross Rental Values as a method of rating can be subject to huge variations. Let's use the current economic situation with housing rental supply as an example. If you introduce this method and the GRV's are established as at, say April 2024 then we are likely to have a <u>substantial increase</u> in our rates and <u>not a cost savings</u> as you have outlined in your letter of 15/12/2023.

In actual fact I think it is a bit <u>misleading</u> to suggest that we are a possible beneficiary of a rate reduction by accepting such a change when in actual fact the <u>opposite</u> is likely to apply.

We all know that rental vacancies are at all-time lows and weekly rents are at all-time highs and still increasing dramatically due to a lack of supply. I am not privy (nor interested) in what you have used as a GRV to establish a rating estimate for us but on experience know it will not be based on current market rents.

It is very clear that our rates would increase substantially using this method.

Further to this is that this method of rating sees the GRV locked in, at all-time highs, until the next valuation by Landgate which could be 3 years. There is invariably no rate relief if the rental rates drop and shire would only then look to increase the rate in the dollar to even out the rates captured each year.

Unimproved values however do not fluctuate as much and in my opinion is a much fairer method of rating for the type of property in question.

I reiterate that we do not wish our current method of rating to change.

Regards

Dmietrieff Pty Ltd & Lauren Anne Dunsmore

Valuation of Land:

Land Use Declaration Form



Section A - Property and Owners Details

Assessmen	t Numb	er: A3	20800					
Property Ov	vner (s)): N-	Suong Lam H-	Hoa Lam		• •.		
Property Ad	ldress:	Lo	t 2 1298 THON	//AS ROAD,	OAKFOF	RD		
						.*	• •	•
Section B	B – Pro	perty an	d Land Use	Details		1		
Question 1	: Is the	property u	sed for 'rural p	urposes'? (cl	neck box)	Yes	No □
Note: A 'rur the use or o livestock an	cultivati	on of land	a purpose per for any purpos rops.	taining to ag se of husban	riculture dry or ho	and agriculture orticulture, incl	is defined to uding the rais	mean ing of
If you answ	ered Y e	es to this q	uestion, please	proceed to	Question	2.		
If you answ return this d			uestion, please	e disregard (Question	s 2 to 4 and p	roceed to sig	n and
Question 2		h of the fook box)	bllowing land u	ises best de	scribes	the rural base	of your prop	perty?
Horticulture	₫		Forestry			-	agisting, train	
Viticulture `			Orchards	3		horses		
Apiculture			Porcine I	Production		Poultry P	Production	H
Grazing		Please d	escribe:		٤.		•	
Growing		Please d	escribe: We	lave been	grow:	ng cartifical	Organiz Pro	dues
Other		Please d	escribe: W		1 10	190 on th	7s land.	1::
		• .			-		Tell Male	
Question 3	: Do th the la		ral activities ca	.:*			Yes 🗹	use o No □
Question 4	: Do yo	ou earn you	ur livelihood fro				Yes 🗹	No □
Note: It is predominat			lused as a h ses.	obby farm v	would sa	itisfy the defir	nition as land	used
Section C	C – De	claration		er Jan				
⊮we decla	re the a		mation to be co					
Owner (s) r	name (s	s): <u>.1%</u>	sweng (Sec	in) Lam	and i	H-Hoa Lo	3.m	
Owner (s) s	-							
Date: 1	5/0/	12021						. •
Please ens	ure all r	relevant se	ctions of this fo	rm are comp	leted bel	fore returning f	his declaratio	n.





Section A - Property and Owners Details

Assessment	Numbe	er: A400080)			
Property Ow	ner (s):	Frances	co Raschella Elizabet	e Maria	Ferre	eira Lopes Raschella
Property Add	dress:	Lot 400	Lot 400 726 ROWLEY ROAD, OAKFORD			
Section B	– Pro	perty and Lai	nd Use Details			
Question 1:	Is the	property used fo	or 'rural purposes'? (c	neck box	()	Yes 🖪 No 🗆
the use or c	ultivatio	and a second of the second of the second of the second				agriculture is defined to mean ulture, including the raising of
If you answe	red Yes	s to this question	n, please proceed to	Question	12.	
If you answereturn this de		그는 그렇게 하나 아이를 하는 것이 없는 것이 없는 그 없는 그 없는 것이 없는 것이 없었다.	n, please disregard (Question	s 2 t	o 4 and proceed to sign and
Question 2:	Which (check		g land uses best de	scribes	the i	rural base of your property?
Horticulture		1	Forestry			Stabling, agisting, training
Viticulture			Orchards			horses
Apiculture		ı	Porcine Production			Poultry Production
Grazing		Please describe	e:			
Growing		Please describe	e:			and an and the
Other	e e	Please describe	E: GROW DATEN PROPERTIES	HAY 1	coe	LIVESPOCK ON OTHER
	the lan	id?				esent the predominate use of Yes ☑ No □
Question 4:	Do you	u earn your liveli	hood from these activ	ities? _	IX	NOT SOLELY YES INO I
Note. It is u	HIIIKCIY	that land used ral purposes.	as a hobby farm v	vould sa	atisfy	the definition as land used
Section C	– Dec	laration				
I / we declare	the ab	ove information	to be correct to the b	est of m	y/ou	ır knowledge.
Owner (s) na	me (s):	FRANK	RASCHELLA.			
Owner (s) sig	nature	and the same of th				
Data		16 -	TAN 2024			



T: 9526 1111 F: 08 9525 5441 E: info@sjshire.wa.gov.au W: sjshire.wa.gov.au A: 6 Paterson Street Mundijong Western Australia 6123 ABN: 98 924 720 841

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Shire of Serpentine Jarrahdale Change of Rating Methodology

Ref: A400080 - Lot 400 726 ROWLEY ROAD, OAKFORD

To: Manager Finance – Shire of Serpentine Jarrahdale

Name: FRANK RASCHELLA

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E info@sjshire.wa.gov.au

W: sjshire.wa.gov.au

A: 6 Paterson Street Mundijong Western Australia 6123

10.3. A 4/11/2 Chunent 6

Shire of

Serpentine larrahdale

Valuation of Land:

Land Use Declaration Form Section A – Property and Owners Details

Assessment Number:

A400941

Property Owner (s):

Tony Larry lerace

Property Address:

Lot 206 37 TUART ROAD, OAKFORD

Section E	3 – Pr	operty and Land Use Details		
Question 1	l: Is the	e property used for 'rural purposes'? (c	heck b	ox) Yes ⋈ No □
Note: A 'rur the use or	al purp	ose' means a purpose pertaining to ag ion of land for any purpose of husbar growing of crops.	ricultur	e and agriculture is defined to mean
If you answ	ered Y	es to this question, please proceed to	Questic	on 2.
	vered N	lo to this question, please disregard		
Question 2	: Which	ch of the following land uses best deck box)	escribes	s the rural base of your property?
Horticulture	X	Forestry		Stabling, agisting, training
Viticulture		Orchards		horses
Apiculture		Porcine Production		Poultry Production
Grazing		Please describe:		
Growing	X	Please describe: HYDROPONI	CS	TUNNELS
Other		Please describe:		a part tend
Question 3	: Do th	e agricultural activities carried out on t nd?	the land	I, represent the predominate use of Yes ☒ No ☐
Question 4:	Do yo	ou earn your livelihood from these active	/ities?	Yes ⋈ No □
Note: It is o predominate	unlikely ely for r	that land used as a hobby farm vural purposes.	vould s	atisfy the definition as land used
Section C	- Dec	claration		
/ we declar	e the a	bove information to be correct to the b	est of m	ny / our knowledge.
Owner (s) na	ame (s)	TONY IEK		
Owner (s) si Oate:	gnature	19/	12/	23
Please ensu	re all re	elevant sections of this form are compl	eted be	fore returning this declaration.



F 08 9525 5441 E info@sjshire.wa.gov.au W sjshire.wa.gov.au T 9526 1111

A 6 Paterson Street Mundijong Western Australia 6123



Shire of Serpentine Jarrahdale Change of Rating Methodology

Ref: A400941 - Lot 206 37 TUART ROAD, OAKFORD

To: Manager Finance - Shire of Serpentine Jarrahdale

Name: TONY IERACE

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W sjshire.wa.gov.au

A: 6 Paterson Street Mundijong Western Australia 6123

10.3.64.20a4000eht 6 Shire of Serpentine Jarrahdale

Section A - Property and Owners Details

Assessment Number: A294001

Property Owner (s): Daniel Alexander Zhenzhen L

				MADE DE LA CONTRACTOR DE		
Property Add	ress:	Lot 503	810 NICHOLSON RO	OAD, OAKFO	ORD	
Section B -	- Proj	perty and L	and Use Details			
			for 'rural purposes'? (o	check box)	Yes	⊠ No □
Note: A 'rural he use or cu	purpos	se' means a pi	urpose pertaining to ag any purpose of husba	griculture and		
f you answer	ed Yes	s to this questi	on, please proceed to	Question 2.		
If you answe return this de			ion, please disregard	Questions 2	to 4 and proceed to	sign an
Question 2:	Which (check		ing land uses best d	escribes the	rural base of your	property
Horticulture	×		Forestry		Stabling, agisting, t	raining
Viticulture			Orchards		horses	
Apiculture			Porcine Production		Poultry Production	X
Grazing		Please descri	be:			
Growing		Please descri	be:			
Other		Please descri	be:			
Question 3:	Do the		ctivities carried out on			ate use o
Question 4:	Do yo	u earn your liv	elihood from these act	ivities?	Yes	No E
		that land use	ed as a hobby farm	would satisfy	y the definition as la	and used
Section C	– Dec	laration				
I /we declare Owner (s) na		0-1	on to be correct to the Alexander The			
Owner (s) sig Date:	nature	: <u>2</u> 7/	12024 2	9/1/2029		
Please ensur	e all re	levant section	s of this form are com	pleted before	returning this declara	ation.





Shire of Serpentine Jarrahdale Change of Rating Methodology

Ref: A294001 - Lot 503 810 NICHOLSON ROAD, OAKFORD

To: Manager Finance - Shire of Serpentine Jarrahdale

Name: Daniel Alexander

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