

Submission Form

SURVEY RESPONSE REPORT

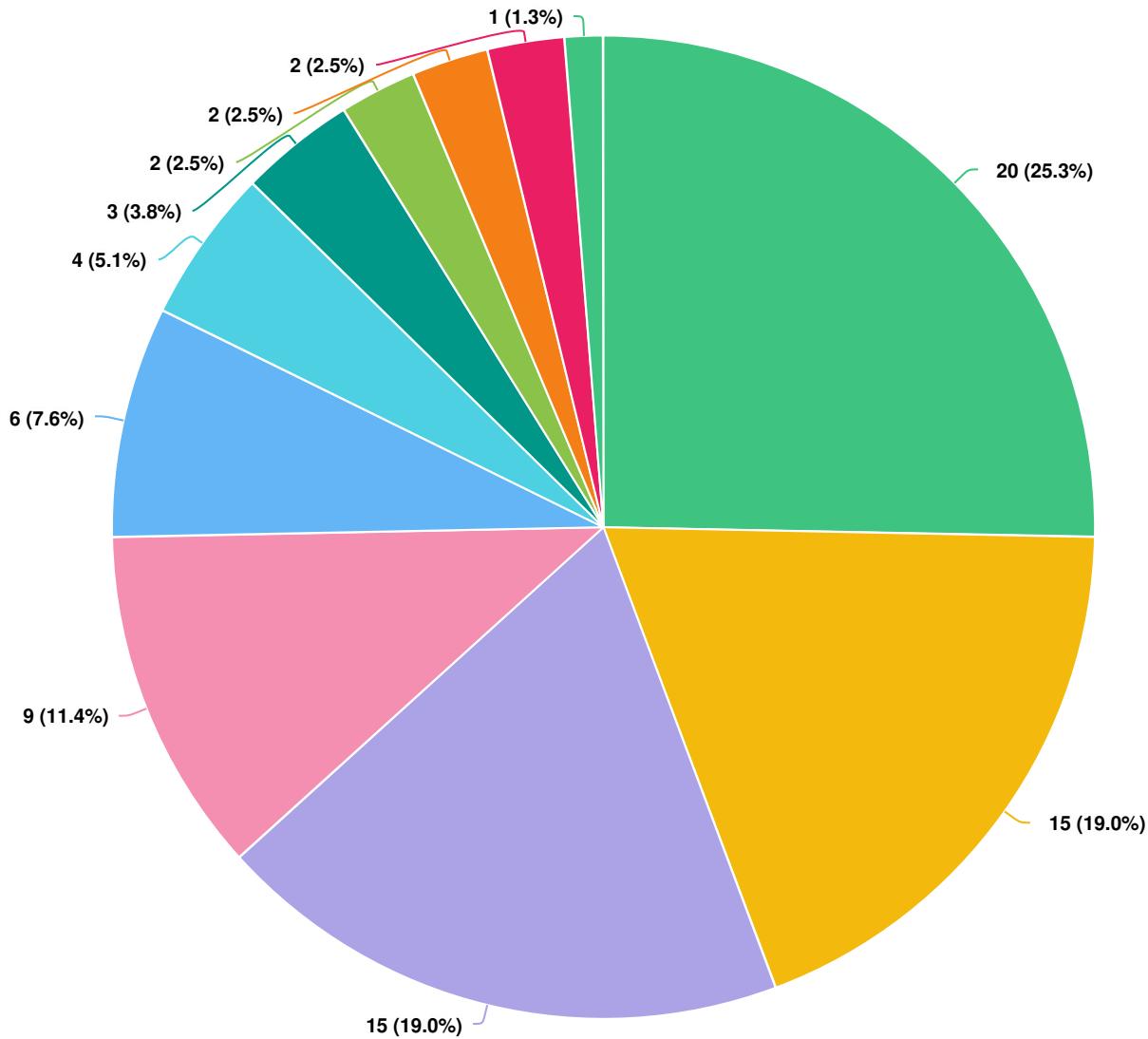
17 June 2022 - 11 July 2022

PROJECT NAME:

2022/23 Differential General Rates and Draft 2022/23 Annual Budget



SURVEY QUESTIONS

Q1 | Suburb**Question options**

- OAKFORD, WA ● BYFORD, WA ● SERPENTINE, WA ● JARRAHDALE, WA ● DARLING DOWNS, WA
- MARDELLA, WA ● HOPELAND, WA ● OLDBURY, WA ● MUNDIJONG, WA ● CARDUP, WA
- KEYSBROOK, WA

*Mandatory Question (79 response(s))**Question type: Region Question*

Q2 | Please provide your comments regarding the Shire's Proposed Differential Rating for 2022/23:

Screen Name Redacted

6/17/2022 01:17 PM

UV – Rural Residential increase of 15% is extremely unfair and unreasonable particularly given the over 20% increase last year. Last years increase placed financial pressure on the residents at a vulnerable time. Rather than victimising Rural Residents again, there should be absolutely no greater increase than 4.9%, which is also too high, but at least the same as the other residents in the shire (whom actually get more services than we do). If this goes ahead then likely ombudsman will need to be involved.

Screen Name Redacted

6/17/2022 02:37 PM

DO NOT support a Rate Increase at all. The council should be for the people, not their purple circle. The only councillor that stands up for us is Cr Coales.

Screen Name Redacted

6/17/2022 04:21 PM

I would like the shire to attend to what is their responsibility. You increase our rates every year but we get nothing done. You made a mess of our drainage by making them a box drain instead of spoon so we have a dangerous area now to try and maintain (bylaws) say drainage is shire responsibility. I asked for them to be cleared and all you did was pull some leafage off the head walls and dump them on the side to fall back in, due to your lack of maintaining drains will block and flood, one drain is completely buried. This is all the shire has been requested to do for the rate money this area pays. I am so over requesting this to be done every year for the last 10 - 15 years and being ignored.

Screen Name Redacted

6/17/2022 06:37 PM

As a small property owner I object to the proposed rates increase. We have a greater responsibility and obligation to take care of the environment because it is larger than residential blocks. We have onerous regulations to do so and rarely profit from our land. I do not believe we are serviced by the shire adequately - services, paving, road maintenance, to name a few. We find ourselves taking care of ourselves. We lack incentives to care for rural areas in our shire, and increasing our costs to live semi rurally adds to our struggles.

Screen Name Redacted

6/17/2022 06:59 PM

\$800,000 for a skate park!? Surely this is a joke.

Screen Name Redacted

Disgusting already one of the most expensive shires you show hardly

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6/17/2022 07:29 PM	anything for what you charge!!! The whole shire needs a good shake up because this is a damn joke!!!! You have no consideration for your residents it's about time the fees were brought into line with other shires instead of being a rip off
Screen Name Redacted 6/17/2022 08:02 PM	I disagree that rates should increase as a resident in Serpentine. I have lived here for 3 years and seen no money spent in Serpentine. The roads in town are a disgrace, Arnold Road is not maintained and I cannot safely walk a pram to the shop as there are either no footpaths, there are no ramps or the footpath is covered in debris. The rates are already way too high for what facilities we have in Serpentine. Cost of living is already putting pressure on families and increasing the rates would just make this worse!
Screen Name Redacted 6/17/2022 08:04 PM	Hiw can you in this environment want to put rates upto 15%
Screen Name Redacted 6/17/2022 08:09 PM	I live on a rural property and feel that it's unfair that our rates are so high considering we have no services provided. The road I live on has no street lights. No turning lane off Rowley road where cars travel at 80km up your rear end, no footpaths, no playgrounds, verge grass is not mown or kept at a safe length. The road we live on is not wide enough for two cars to pass each other however you continue to allow businesses to open up thus making it even busier , the bridal path behind us is poorly maintained, issues when brought to councils attention are not dealt with so feel unless these items are addressed then you should compensate us by providing lower rates to compensate for the poor services supplied by the council.
Screen Name Redacted 6/17/2022 09:04 PM	I am vehemently opposed to such a high rate rise no matter what the Shire reasoning is. We are in extremely difficult times with a 5.1% inflation rate. Any increase should not be higher than that benchmark.
Screen Name Redacted 6/17/2022 09:05 PM	I would like to know for what these fees are being increased? Am I getting a footpath ? Mains water? Maybe a normal sized rubbish bin without being slogged \$140. This council needs to explain why ? And not just an excuse . This shire is neglected and it's appalling to charge the people that live here more. If there's a bush fire in my estate , you , the shire, cannot even provide me and my child a safe passage out of my estate! Shameful!
Screen Name Redacted 6/17/2022 09:18 PM	We are GRV - commercial. Our rates went up by 50% last year. This year you want to put them up another 15%. That will make our rates

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this year nearly 175% of 2yrs ago. That is completely unreasonable.

Screen Name Redacted

6/17/2022 09:19 PM

In my street , I have no footpaths , almost no curbs , limited street lights , no fire escape from a single use road, no mains water , or mains gas and I was quoted \$150 for a normal sized bin yesterday instead of the midget one I have . Please tell me why my rates are going up 15%?

Screen Name Redacted

6/17/2022 09:55 PM

I do not feel that any business or family can cope with a rate rise, especially when we can't get school bus service, GP access or other basic needs in our community met. I understand these examples may not all be within shire direct control but we are expanding and the Shire must advocate for our needs. Now.

Screen Name Redacted

6/18/2022 08:20 AM

We receive no value for money for my 5 acres. No paths. No verge collections. Terrible roads with pot holes. Blocked drains. Not connected to water or gas. Dodgy power, goes off frequently.

Screen Name Redacted

6/18/2022 05:14 PM

I feel that the rate payer's should not be given another rates increase to cover other areas short falls. The rate payer's who live on a rural property do not have any shops, footpaths, street lighting, parks, scheme water, gas, sewage systems. Everything we have we pay for and supply on our own properties and we should not have to pay for the upgrades to byford who benefit from all of these things. The only thing the shire provides to rural property owners is a bin collection which we pay for. I feel the rates should be based on what facilities the rate payer's actually receive. We choose to live this lifestyle and are happy to pay rates but not the same amount or more than what people are paying who actually have all of these benefits.

Screen Name Redacted

6/18/2022 07:01 PM

My feelings towards this is that rates should not go up, there seems to be no reason for this other than a money grab, families are struggling enough and don't need any added pressure due to working hard to get a bit of land to live on. This should not happen

Screen Name Redacted

6/19/2022 01:22 AM

Far too high of a raise in rates. Services and roads in the shire are disgusting and having already had to endure a road closer for nearly 8 months it's not acceptable

Screen Name Redacted

6/19/2022 10:47 AM

Once again the shire is seeking to unnecessarily increase the rates charged but are continually reducing services. Many of the roads

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within the shire are a disgrace. I live off of Kargotich road and it has been like a roller coaster ride for several years, the shire's remedy is to position warning signs.

Screen Name Redacted

6/19/2022 12:14 PM

The rates are ridiculously high for the lack of actual work from the shire we get. Rate rises every year that don't match up with ANY of shire within the area. No wonder more and more people are leaving the area.

Screen Name Redacted

6/19/2022 02:55 PM

Please freeze the rate rise for another year. Times are incredibly tough at the moment with rising of interest rates and the general increase in cost of living which has gone up incredibly quick. As stated last year that the shire will freeze them as times were tough. This year times are tougher. Please be considerate of those who pay rates. Thanks

Screen Name Redacted

6/19/2022 03:00 PM

I think it's a disgrace that the shire want to increase rates. I live on Chestnut rd and have no footpath, 1 very dim streetlight about 20m from my house, potholes along the road which are filled with blue metal, a massive hole where my shared driveway meets the road, just to name a few things. We have no verge collection anymore, no maintenance of the trees and bushes on the verge. From all I see, the shire collects my rubbish bins and that is all. I would like to see households get a fogo bin and more services for their rates, especially where there are few services. How about not charging interest to those who pay their rates in instalments? Times are tough as it is with the rising cost of living, but 11% on top of that is rude. Also, those of us with their own sewerage system, why not provide a discount for them? They are looking after their own sewerage and should be compensated for this.

Screen Name Redacted

6/19/2022 03:21 PM

I myself as many others in the shire don't believe this rate rise is justified. I work a full time job [REDACTED] [REDACTED]. I have been a volunteer since 2014. Now if I can do what I do as a volunteer firefighter and risk my life in dangerous situations for no paycheque in return then surely the shire can rethink this rate rise.

Screen Name Redacted

6/19/2022 09:09 PM

I'm currently living pay cheque to pay cheque. To have to now pay more for rates I may loose my home as I will not be able to afford along with the fuel increase & food.

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Screen Name Redacted	Increasing the rates will put yet another strain on our family we already struggle to pay the exorbitant fees every year, we pay close to \$3600 and all the shire does for us is empty our bins . We provide our own water gas and septic system , our bridle paths are a disgrace and our verge is maintained by us, tell me what the shire does for oakford residents before you increase our already high rates. I've lived in 3 different shires and serpentine jaradale rates are by far the highest and we get the absolute least for them. We don't even get a kerb side pickup . Having a refuge centre does not benefit all of the residents in the shire. Think of the people without the means to drive, or people that can't drive with a trailer or even own a trailer or able to make the days the centre is open with such limited days its a joke
Screen Name Redacted	In the midst of the COVID-19 pandemic, this local government undertook to freeze rates so as to provide relief and certainty for local families who were expected to face trying economic conditions. Fortunately, the harsh acute economic impacts of the COVID-19 pandemic were largely avoided in Western Australia. Right now, however, the chronic economic conditions caused by COVID-19 and other global factors are putting immense financial stress on Australian households, including here in Serpentine-Jarrahdale. More than 51% of households in Byford are spending more than they are able to bring in. Inflation sits at 5.1%. The cost of everything -- including food, water, energy, and fuel -- is going up. The Reserve Bank had increased the cash rate to 0.85% with more hikes expected, putting Australian families more out of pocket for owning their own home. Household liabilities are increasing, and the disposable incomes of households are falling in real terms. A rise to local governments rates only serves to increase liabilities for households already struggling to get by. If the local government meant what it said in 2020 about recognising that households and businesses in the Shire are doing it tough, then they ought to freeze rates and rein in local government spending. There is no alternative. The council exists to govern for the community, and right now, this is what the community desperately needs. A failure to act on this issue is a failure to govern, and that price will; be paid by Councillors come their next contest of local government elections. If local household budgets get tighter, there will be less money to be injected into the local economy, less opportunity for local employment, and so on. The consequences for what this local government does not appreciate will be enormous rate hikes -- 4.9% and 9.5% for urban and rural ratepayers respectively -- will be devastating for families and the community.
Screen Name Redacted	People move to rural area's to get away from the city life style, this generally comes with a lot less features & assistance in the area, which is very evident in the SJ Shire, in our own circumstance we live

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on a gravel road which has been deemed not viable to bitumen, we have no street lighting, no postage service to our house, we have our own sewage system to maintain. All of this is not a problem as the rates where less, so understandable. With the new proposed rate increase for the area, we will still not see any of the above done, and as such paying more for what? This rate rise will buckle families in an already increasing cost of living, and will drive people to sell & move out. Rate increases should be driven by the upgrades in a particular area, if all the improvements are being done in Byford then increase the rates in that area, don't make the entire shire wear the consequences.

Screen Name Redacted

6/20/2022 08:02 PM

We can not continue to pay rates at the rate they are rising. Last years rates were the first time my husband and I really started to speak about "what dose serpentine offer our family and are the rates worth it" if they continue to rise as they are we will seriously have to consider moving our family and we really don't want to. It where we brought our children home to, it's where they have grown up so far and it would crush us but inflation is really starting to take its toll on our household :(please please please help us keep the cost of living down so we can stay in our home town

Screen Name Redacted

6/20/2022 08:55 PM

I am unsure why the rates for UV-RURAL RESIDENTIAL are so high. We do not make any money off our properties and receive very little in the way of services in these areas. There are no parks to maintain, the shire does very little maintenance to the road verges, fire trails and bridal paths. The SJ Shire has always been a life style shire with larger lot and a large equine contingent that reside in the shire. These activities cost a lot more money, time and effort to look after our properties as well as having to provide our own drinking water supplies and other utilities as required. The property owners also have to comply with the bushfire restrictions and maintenance of the properties through the bushfire season which also costs a lot of money, time and effort. Our properties also cost a lot to develop as to the size of the properties. So the shire has grouped the UV-RURAL RESIDENTIAL in the highest rate category with others that make money from the properties in which we DO NOT make money off our properties and if anything cost a lot more to develop and maintain. The minimum rate is also higher than GRV Commercial/industrial which I find appalling and not acceptable. I believe the rate should be around the same as UV General and a 15% rise in the rates totally unacceptable in the current climate and will cause undue stress and hardship to my family as I try to combat rising fuel, electricity and general cost of living rises and then a 15% rise in rates. The rate rise should also be a standard rise across the board and not discriminating to a certain group that have no control

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over what they are being charged. If the shire think it is unreasonable to raise the rates on the GRV Residential 15% it is unreasonable to raise any other rates by 15%. I am sure the shire are just using the number of objections from the minority to get this rate rise through.

Screen Name Redacted

6/22/2022 10:25 AM

I really do feel that a 15% rise to our rates is extortionate, the last few years have been extremely tough with Covid and now with the cost of living sky rocketing I believe this is an excessive increase and I also believe the service that the Shire provides warrants this increase. The pavements, general upkeep of the verges etc are in a terrible state, I have reported various issue on the "Report It" portal but some are month and months old with no reply. I also feel the planning is very poor, Karnup Road was closed for an eternity and while this was happening the kerbing could have been fixed where it meets the South West Highway, as could the footpath along this stretch but no, so at some point these areas will need to be addressed. The amount of funds that was spent on the traffic management while Karnup Road was being repaired what ridiculous, I also believe the relocation of the library to be a waste of money, with Covid we learnt that people could work from home, maybe not all the time but instead the Shire decides to move the library so that the old library can make room for more staff, and the new library does not even have direct access to a toilet. We do have the Transfer centre but for a lot of older residents which is quite a high percentage this simple does not work and in the long run it is going to increase the fuel for the summer fires and why is it that no other local shires have gone this way ?

Screen Name Redacted

6/22/2022 03:05 PM

Once again it appears that those who are the worst serviced by the shire are the greatest effected by these proposed rate increases. We were the greatest effected by last years rate rises and the largest anticipated increases are once again targeted at UV Rural Residential. Why are our elected representatives staying quiet. Enough is enough.

Screen Name Redacted

6/22/2022 03:56 PM

I have done the rates increase calculator from facebook serpentine & Jarrahdale community page posted by [REDACTED]. And my rates will go up by 9.5% which is not right. I understand things are going up and i though a 3-4% increass was coming not 9.5%. You do nothing for serpentine. When was the last time you spent money in serpentine. I would not be happy to pay an extra 9.5% with the cost of everything going up and house prices going down. I would be looking at selling and moving to a different shire where they use the shire money for the shire not one town in the shire.

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Screen Name Redacted 6/22/2022 04:11 PM	Why do the UV landowners have to put up with such a high % increase to our rates when we are the least supported residents by the "City of Byford" council? Our UV property is set to receive a 15% rate increase. Right when the cost of living is through the roof. City of Armadale's UV landowners are only set to receive a 4% increase. Shire of Murray is 4.5%. Rockingham is 3.9% and Mandurah 4.43% yet you think that we should have 15%? Based on what? Because you need money to pay for facilities for the expansion of Byford so those of us in rural res properties have to pay for it?
Screen Name Redacted 6/22/2022 04:31 PM	Last year my Oldbury Rural property had an increase of 30% in rates because I have an approved DA business operating from there ? How about all unapproved business operating from homes which council are aware about ?, i am sure there rates have not increased? What is SJ Shire doing about these properties owner? Are you now talking about another increase in Rates? Or better still reducing them? What happens to my rates when I sell my property and the next owner does not run a business from there, does his rates come down? When will the Shire strive to be consistence in there decisions?and spend less time at SAT and relying on them to make decision for SJ Shire Welcome to call me to discuss [REDACTED]
Screen Name Redacted 6/22/2022 06:17 PM	Your community is struggling enough as it is with the cost of food prices and mortgages. We do not need this on top. Last years rates was enough!
Screen Name Redacted 6/23/2022 09:19 AM	Hello, The rate increase of 15% for some land owners is completely unfair, yes the rates probably need to go up but at a fair rate. At the moment there is extreme cost of living pressure already, this is a large increase for people to be expected to come up with in one go. What additional are these land holders getting for such a large increase? I would suggest no additional benefit to those people directly? upgrades and spending seem to be centered around higher density living areas so i believe the additional funds the shire feels they need should come equally from all not large increase for some that see little benefit. Are these extra funds required to try to streamline pointless projects like the speedway? in my opinion a complete waste of time and money. All in all i do not oppose a increase but i do believe the current recommendation is not structured fairly and should be reviewed. kind regards [REDACTED].
Screen Name Redacted 6/23/2022 10:39 AM	we support the proposed differential Rating for 2022/23

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Screen Name Redacted	We would like to object to the proposed rates increase. We base our objection on the following: The new classification basis is wrong: If you calculate the income you need to get on a per Area basis you will make a mistake in thinking that larger areas of land yield higher income or require more expenditure. I suggest that a better approach will be to calculate the rate distributions on a number of persons basis. We are only two people and our burden to you is much lower than a smaller house, full of people. Your expenses are low for our property: Furthermore, we provide our own water, sewerage, sullage, street lights, vermin control and firebreaks. We also don't enjoy the privilege of playgrounds, public parks, good roads, street sweeping, maintained storm water drainage, street lights or mown verges in our direct area. We have to pay for use of the community centre. There is no public bus service in our immediate area. Thus, even though we live on a larger plot of land, we enjoy less benefits than the densely populated areas and neither do we consume more of your funds than others. We think it would be an unequal distribution if you proceed with the new classification and its resulting higher rates. The magnitude of the change is not in line with CPI: Our salaries have not changed in the last two years and the cost of living has increased. Your proposed increase in rates are much higher than the CPI and I think everyone will frown upon this manoeuvre as it is certainly not in line with the spirit of financial recovery for WA. Conclusion: We ask you to reconsider your proposal to the minister to change our area's classification and increase rates. We believe the existing classification is indeed fair and that the existing rates are appropriate for our area.
Screen Name Redacted	Concerned over residents being under financial stress given - 2020/2021 the UV General rate at 0.004135 \$1383 min compared to rate increase in 2021/2022 and a change to (UV Rural Residential) at 0.004342 \$1750min a 26% increase, and in 2022/2023 proposed \$0.004755 a further 15% increase which will total a 45% increase over 2020-2022?. Can Ratepayers affected at least get an assurance that this will level out
Screen Name Redacted	If your increasing our rates you need to start maintaining everything correctly roads, lights bridle paths, weeds. pests etc there are no safe roads for walking, riding bikes etc the council do nothing except pick up bins once a week which we pay for and then expect us to pay more of nothing in return wake up and start helping our community not make it harder to live here
Screen Name Redacted	Gossage road is virtually a single lane road and in a terrible state of repair and is increasingly used by buses and trucks. We use it a lot to

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drive to Kwinana. Would like to see it widened to a dual carriageway and resurfaced.

Screen Name Redacted

7/01/2022 11:55 AM

If the rates need to be increased how about a slower increase of 5%. It would be interesting to see how many people live in the shire that are making these decisions and who would be affected for 15%. If you don't live in the shire then it is of no consequence to your budget.

Screen Name Redacted

7/02/2022 11:22 AM

This shire is absolutely ridiculous! Rates are already stupidly hire for the pathetic services provided

Screen Name Redacted

7/03/2022 08:45 AM

In light of the current lack of councillors in my ward this vote needs to be delayed until new councillors are elected so can be voted upon by a full council

Screen Name Redacted

7/03/2022 08:53 AM

I urge the council to consider the needs of young families. Like all people, we are under considerable financial pressures. The last three months has seen my inbox slammed with notices of intent to up fees and charges for basic essentials like speech therapy, doctors, swim lessons and daycare. Add on the general cost of living expenses, with no increase in salary, I'm really not sure where all this extra money is to come from? The shire have an opportunity to ease the burden on families and I hope the council consider this as a priority. If the motion is passed to increase the rates - can the council focus on the needs of young families? An occasional park event and the library offering story and rhyme time is not enough. I currently travel to Armadale Rec centre for swimming lessons and Gosnells for speech therapy. It appears I use City of Armadale resources more than my own shires. Another point I would like to suggest to council is to ensure when providing documents for public comment accessibility is considered. A large proportion of the adult community have low literacy levels. The documents need to be supplemented with video or summary sheets to ensure ALL members of our community can access materials and interpret them and then have the opportunity to make comment. The FAQ section are substandard in providing access to the content of the documents.
<https://www.stylemanual.gov.au/accessible-and-inclusive-content/literacy-and-access>

Screen Name Redacted

7/03/2022 10:49 AM

This is totally unfair as with the current financial crisis and your promises to do right by your shires residents so we voted you in well we may have to reconsider who our vote goes to next..

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Screen Name Redacted	This exercise has recently occurred in the last 1-2 years, with affected landowners paying yet another increase, this time expected to be more significant than the last - a compounding effect if you can understand that. This creates a severe lack of confidence in those responsible, and brings into question the capability of those individuals in their roles. Points raised in the last submission continue to be ignored, with the shire selectively responding to some - I am afraid this will be the case again this year. The responses provided are a collection of pure verbatim from policy and legislation, and lack professionalism and integrity. The narrative of taxing to be "fair and equitable" based on property value is completely nonsensical and unsupported. If this is the objective, then logically (and ethically), the distribution of services, facilities, and maintenance (including proximity to) must then apply and be factored into said calculations. Land value is not a direct indicator of a households' ability to pay more - the fact the shire is using this as a basis of the increases is appalling, highlighting the lack of multi-varied analysis of key details. I'm sure the legislation does not limit the frequency of increases, nor cap the amount, but one would hope in good faith and conscience, that the shire be considerate of this. Hope and faith however, is lost in this shire, where arrogance and complacency are embedded in its' culture, unlikely to change in generations. Our next steps and only options will be to petition MOP. I am certain these comments will just get copied, pasted, and "noted" they were read, as usual. Purely acting out due diligence to tick a box, but not performing a duty - disgraceful.
Screen Name Redacted	Do not agree with the differential rating. Why should I pay more than a house located in byford? We live on a road with no path, no street lights. It's a joke
Screen Name Redacted	Good morning, To whom it may concern, We have been at the our Oxford address for twenty-five years. Myself [REDACTED] and my wife [REDACTED] both attended the last information meeting-shire budget, works and rate increases. Discussions we had with counsellor's post meeting we were advised to provide information along with other concerns. Address [REDACTED] Size of house habitable area; 210 square metres. 2 car garage under main roof area Size of shed 9 metres by 12 metres; 108 square metres. Our current rates are based on UV Rural Residential. The proposed 15 percent rate rise will be an increase for us of an extra \$366.00. For us this increase is an excessive rise to have in one hit for our budget. At the meeting it was discussed that it may be beneficial for some residents to change to a different rating of shire rates. A review of our current shire rating would be appreciated. Regards [REDACTED]

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Screen Name Redacted 7/04/2022 11:05 AM	Good morning, To whom it may concern, We have been at the our Oxford address for twenty-five years. Myself [REDACTED] and my wife [REDACTED] both attended the last information meeting-shire budget, works and rate increases. Discussions we had with counsellor's post meeting we were advised to provide information along with other concerns. Address [REDACTED] Size of house habitable area; 210 square metres. 2 car garage under main roof area Size of shed 9 metres by 12 metres; 108 square metres. Our current rates are based on UV Rural Residential. The proposed 15 percent rate rise will be an increase for us of an extra \$366.00. For us this increase is an excessive rise to have in one hit for our budget. At the meeting it was discussed that it may be beneficial for some residents to change to a different rating of shire rates. A review of our current shire rating would be appreciated. Regards [REDACTED]
Screen Name Redacted 7/05/2022 06:10 PM	How can you justify increasing rural residential rates by 15% when the facilities provided to these area are negligible compared to those in the built up areas.
Screen Name Redacted 7/06/2022 04:56 PM	Word on the street is we are looking at a 15% increase this year. 1. That is absolutely ridiculous. 2. Inflation was only 5.5% 3. Who is running this [REDACTED] show? 4. How is a multimillion dollar, couple of hectares farm, paying next to nothing more than me on my little less than 500sqm block? 5. Why continue to line your pockets when everyone is doing it tough? 6. Why not give everyone a year to get their affairs in order now everything is slowly getting back to normal post covid, instead of buckling us even more? 7. Aren't you supposed to work for the people not the other way around? 8. Where do we sit on the table for most expensive Rates in Perth? Is it top? Highly likely no one gives a [REDACTED] about my opinion but it felt good typing this. Thanks
Screen Name Redacted 7/07/2022 10:16 AM	I do not support any increase in the already sky high rates. I feel council is being greedy and will vote accordingly
Screen Name Redacted 7/07/2022 10:25 PM	As a rate payer who is facing a 15 percent rate rise I object to your proposal, when others will be only given a 5 percent rise. Why is a group of approximately 2500 rate payers of which I am one, being targeted to cover the projected costs of the whole shire?
Screen Name Redacted 7/08/2022 10:06 AM	I don't know where you people stop. I have lived in this shire for 46 years and very disappointed the way it has gone. You want to increase the rates knowing that people are going through hard times

and I cannot see how you can justify it . I have lived in this house for 27 years and know that nothing gets done down here, the drains are full of trees, the right of ways are a mess, rubbish dumped on the side of roads and left because you stopped the verge pick ups. (Other shires still do the verge pick ups)we have no scheme water or sewerage. The township is the worst possible design you could imagine. From what I can see you are catering for the new subdivisions that have all the money spent and you want it to be equitable when it comes to rates time . How about being equitable when it comes to providing the services throughout the shire. Sick to death of paying rates and getting nothing done. We don't have footpaths, parks, bus services or street lights so where is the equitably there. Disgusted rate payer

Screen Name Redacted

7/08/2022 10:27 AM

As stated by the SJ Shire in this proposal the intent of this rate increase is to cover short fall in expected revenue from short fall in other areas. I have reviewed the proposed 22/23 budget and there is no mention of reducing expenditure and covering any short fall in revenue like other council and shires, why has the SJ Shire proposed to pursue a proposal that will mean the operational costs of running the shire will be passed on to certain residents and not others without trying to reduce the expected revenue? I have also noted that the SJ Shire has previously tried to pursue Rural Residents for rate increases as they see this as undeveloped land yet this land is part equine area which the SJ Shire heavily promote and part of the mandatory green belt the shire requires to ensure they maintain the carbon foot print of the shire. These properties are an essential part of the shire yet they have restricted services compared to GRV Residential and they also require additional cost to maintain these properties. These additional costs are essential to the running of the property like Fire Rating on insurances, maintaining and operating Fire Fire plant and having a Emergency Evacuation Plan in place, maintaining fire breaks as instructed by the shire, maintaining effluent treatment as instructed by the shire, maintaining storm water drainage on the property as instructed by the shire, maintaining large native tree growth and removing / disposing falling branches. These all come at great expense to the Rural Residential Owner that a normal GRV Residential land owner does not incur yet we have to cover these additional expenses and still the shire expects the owner of Rural Residential properties a larger rate amounts for less. As a company manager I have to forecast the my upcoming budget on reducing operational costs and finding savings as it is not possible to charge clients without having some form of justification and substantiation of these additional increases. This is the same as the SJ Shire just accepting increases to charges to contracts like waste / recycling removal with out completing their due diligence, in a commercial world the SJ Shire can open the tender to obtain the

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most cost effective pricing, as the owner of a property this cannot be done as there is no option to pursue a competitive quote on land rates so all we can do is compare to other shires to see if the SJ Shire is supplying services at a economical price. I am against this rate increase until the SJ Shire can produce a external 3rd party audited cost benefit analysis substantiation / justification.

Screen Name Redacted

7/08/2022 10:46 AM

Supplying a bituminized road for access through Jarrah road off of Karnup road, if rates are to increase suitable access should be given that is not harmful to vehicles traveling through on a daily bases.

Screen Name Redacted

7/08/2022 11:17 AM

We are being changed from uv general to uv rural residential. What I don't agree with is the substantial increase in the minimum the shire is proposing. For us the change in rating category plus the proposed increase for that category means a huge increase in our rates minimum. With cost of living pressures it will be financially difficult.

Screen Name Redacted

7/08/2022 11:17 AM

How can the shire justify an increase of 15 per cent on UV Rural Residential properties vs 4.9 per cent for most other categories. This increase is unaffordable and way above the CPI of around 5 percent. We have lived in Darling Downs for over 25 years and feel we are being penalised to pay for development in other areas of the shire. Your stated rating objectives cite providing more services and infrastructure. In Darling Downs we receive fewer services and amenities than the urban areas. We also lack scheme water and sewerage so have additional costs. An increase of 15 percent is totally unjustified and unaffordable for many residents. Even a 4.9 percent will cause hardship.

Screen Name Redacted

7/08/2022 02:34 PM

Dear Shire Members I am very concerned about the increase in rates for my address. Last year we had a rate increase of 20%! And this year another massive increase of 15%! I don't understand how such a large increase for rate payers can be justified. No other Local Government has given such large increases. These two massive increases place a significant burden on the homeowner. It is surprising to think that the members of SJ Shire feel that its acceptable to pass on a 20% followed by a 15% increase. Our property receives no water, gas or sewage services and the rubbish removal fee is added on as a separate sum to the rates. I do not understand how the shire can justify the need for such a large increase since there has been no change to the services provided to my property. I would strongly encourage the SJ Shire to limit any increase to the rates by CPI only. Any higher figure symbolises a cash grab from homeowners.

Screen Name Redacted

7/08/2022 03:39 PM

I believe the proposed rate increase is irresponsible and shows how out of touch the Shire is with the current community. Imposing such a high increase in one year, when the world is still in a pandemic, which has created unforeseeable issues with supplies, resulting in exceptionally high living costs, with interest rate rises and predicted recessions (in accordance with what's being seen elsewhere in the world). Additionally, there is a housing crisis that will be further affected by any increases in living expenses. Would it not be seen as more appropriate to stagger the increases over a number of years? This would allow ratepayers to adjust their household budgets, with the hopeful addition of supplies returning to normal and pay increases to assist with keeping up with CPI. It would also be interesting to see how much financial burden the rural areas place on the expenditure within the Shire to determine if the rate increases adequately represent the proposed increases. I believe the rates do need to increase each year, however, when determining this, consideration should be given to how much expenditure is required for each rate category. The proposed % increase of the base rates do not adequately reflect the services provided to these properties. At a glance, I suspect the increase in expenditure requiring the Shire to propose such steep rate rises is related to offsetting the expenses associated with residential areas (not rural areas) for the maintenance of new parklands, additional residential streets, upgrades to existing facilities, and new infrastructure. I hope this submission adequately addresses why I object to the proposed rate increase and believe the Council could make more appropriate decisions when it comes to representing the ratepayers that have elected them to advocate for their community.

Screen Name Redacted

7/08/2022 03:55 PM

Why is there a need to increase prices constantly when the price of living is escalating for average suburban people. Ours will rise by 15% and that will have a big impact on our everyday living costs, which we now already struggle with. There are so many families within our shire that are already living on the borderline and these rises will probably push many over the top and out of their homes. They're already doing it tough with interest rates rising and the minimum wage is quite low. Have some compassion for these people as most residents would be and are in debt and wondering how they will get by if the proposed increase to rates goes ahead.

Screen Name Redacted

7/08/2022 05:30 PM

Increasing rates should come with increased services too. I'd like more toilets installed in parks with playgrounds...especially Ridge Park. It's definitely a turn off going to certain parks because they have no toilets. Only Percy Park and Bill Hicks have toilets...that is not sufficient for a community promoted as being family friendly.

Screen Name Redacted

7/08/2022 06:10 PM

Mismanagement of shire funds shouldn't be passed on to the rate payer !!! I moved to jarrahdale in 2008 and so far our rates have gone up \$1500. We do not have sewage connected we get bare minimum services in Jarrahdale yet every year rates go up !! Pandemic Michelle Rich was quoted in the local paper freezing rates and yet they went up anyway!!! I have no trust in Jarrahdale council serving the community and I can't wait until elections next year to remove the fraud voting scandals and the councilman referring to the community as a "MOB" when protesting rate changes . Rural communities shouldn't suffer to prob up Byford .

Screen Name Redacted

7/08/2022 06:53 PM

You are making things nearly impossible. You do nothing in return, our roads are shocking. Verges a disgrace, no lighting on roads. What do we get for our rate money NOTHING. Just filling useless councillors greedy pockets it a bloody disgrace.

Screen Name Redacted

7/09/2022 05:14 AM

How can the shire claim equity in rating when some receive a 4.9% increase whilst others receive a 9.5% and 11% increase - and if you are a rate payer that pays the minimum 15% increase - is that equitable?? I would suggest it is not - Surely every rating category should carry the load - not just one or two categories.

Screen Name Redacted

7/09/2022 02:33 PM

This excessive rate rise (15%) for UV-Rural Residential (RR) is definitely not equitable nor justifiable following similar rate rises to this same Rate Category last year. How can this be considered especially when compared to a modest increase of 4.9% for residential suburbs such as Byford which sees the majority of budget spending. The proposed UV-RR Rate in \$ has been incresed by over 9% this year and since the forced change in rating category from UV General to UV-RR our minimum payment has increased over 45% in 2 years. Are we not in an unprecedeted time of household bugetary pressures? Additionally why is UV - RR the same Minimum Payment as UV-Commercial/Industrial? RR is not running a business on their land so what is the methodology for this recommendation? One of the few budgeted safety projects for Serpentine, being the walk / bike path to Serpentine Falls was never delivered and now there is even further foot traffic on this road with the introduction of No Parking signs adjacent to the entrance of the National Park. Who conducted the road safety analysis when this project was dropped?

Screen Name Redacted

7/09/2022 06:20 PM

While we appreciate the things a shire does for the shire area we are in the furthest south/east corner of the shire and you do NOTHING for

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us out here as rate payers. You grade our " [REDACTED]" of a gravel road a couple times and Murray does the other times (often a better job) we get no cleaning or mowing of verges, no weed control. This has cost us personally as we have been spraying cape tulip and cottonbush so as it does not get to our property. We get rated by your expectations NOT what you do OUT HERE. NOTHING. Yes you do and are going to do a lot in the shire way North of us which DOES NOT benefit us in anyway at all. We are to far away for it to do so. We don't complain about things because again NOTHING happens. I have a very close neighbour who does NOT do his firebreaks legally for which I have been writing letters for several years.....again NOTHING IS DONE fire season we are on edge over fires as we are on a No through road. I get fobbed of with garbage and lies so it makes one feel not included so why should we be rated as included ??????? Also we are in Keysbrook NOT Hopeland..but this survey will not accept my actual address.

Screen Name Redacted

7/10/2022 08:50 AM

It is unfair for long term rural residents who receive a low level of service to have to subsidize the council's grandiose development plans, eg Kiernan Park white elephant. What ever happened to the Mundijong Linear Park?

Screen Name Redacted

7/10/2022 04:11 PM

The Shire's proposed differential rating for 22/23 is unnecessary and quite frankly unaffordable for residents when the cost of living is so expensive as it is (not to mention the increase of housing prices too). Residents within the shire want to be content when living in their home and under this Shire, not having to be worried and feeling so uncertain when changes like these are being proposed. It is also a scary thought when us as residents are not sure how much say and power we actually have when changes like this are proposed - I understand forms like this one are created and offered to the residents to give our say, but I please plead with you to actually give us the power to set back changes like this because I can guarantee we are all in the same boat with the same message. It also creates such a better culture within the shire if the results and feedback from this are actioned, because we will gain security and happiness knowing that our Shire is supporting us and allowing our voices have power. So please consider very carefully the Shire's decision moving forward from this and keep the wellbeing of your residents at the forefront.

Screen Name Redacted

7/10/2022 04:55 PM

Given the increased costs of living and no change to the services provided by the Shire any rates increase is not warranted and not affordable. My weekly fuel cost to get to and from work has increased by \$30/week, my pay has not, nor has my husband's age pension.

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Food and grocery costs have also risen. Our road is falling apart but shire hasn't done anything about it over the years. Apparently the Shire proposes to spend funds on putting in a sand arena and other works at Tallagandra Reserve - given the proximity to the existing pony club and polocrosse facilities at the corner of Hall and Karnup Roads this expenditure is unnecessary - a better idea would be to provide safe ridden access to the existing pony club grounds.

Screen Name Redacted

7/10/2022 09:10 PM

No to rate rise! Our rates are already among the highest in Perth metro area. The shire does very little for the people of our shire. Our facilities leave a lot to be desired. We need a public swimming pool with capability of year round swim school and water park, facilities for teens, better parks catering to all ages. Upgrade the gym! Also - better management of the hazard reduction burns is required. I am finding it very difficult to enjoy time outside on fine days (or dry washing) due to constant smoke.

Screen Name Redacted

7/11/2022 11:13 AM

I believe it requires more exploration.

Screen Name Redacted

7/11/2022 11:18 AM

With the change in the rating our rates will increase. We do not have a sealed road access, no gas connection and our own septic system so would like to know on which criteria of services rate amounts are calculated.

Screen Name Redacted

7/11/2022 02:01 PM

Regardless of whether this rate change will or won't affect us and I'll admit I've been too busy to actually sit down and try and work it out surely the council that is meant to be there to serve the residents of the shire can clearly see that the current financial stress on SJ Households is only getting deeper with high fuel prices, increased cost of living and increasing interest rates. A shire that wants to them place an exorbitant rate rise on to the residents they are meant to actually care about and lol after is nothing more than greedy and self serving and in no way should go ahead in this tightening financial economy. What is the Shires plan when a large portion of the shire default on their rates due to food for their families and fuel in vehicles being more important than the cash grab for the shire. Perhaps the shire councilors and staff should be looking at ways of cutting costs and stopping all wage increases immediately. Instantly identifying the waste of money spent on I believe temporarily relocating the library to the Byford hall causing major issues to users that paid to hire the hall should highlight the blatant use of funds that occur with in this shire. I have no doubt that any feedback you receive that is not in support of your proposed ridiculous over the top rate rise will even be considered and this is just another way you want to make us the

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residents feel like you actually care about what we feel and think. Any shred of decent from the shire would see the rates left exactly as they are or even reduced if possible for small residential land owners. The use of GRV to set rates is a completely other issue when most homes are not investment properties and will never be rented out. Perhaps use GRV only for homes that are actually rented and more affordable and applicable rate systems for family homes.

Screen Name Redacted

7/11/2022 03:05 PM

The proposal is still very skewed and offers only one project for Oakford (holmes rd). The services provided by the shire for oakford residents are minimal and ongoing maintenance and input to the area via external costs such as lighting, footpaths, drainage and roads are minimal. All community resources are being built around suburban areas and this is where the bulk of costs are being distributed. Therefore this proposal is still very unfairly skewed.

Screen Name Redacted

7/11/2022 03:21 PM

I understand the desire of the council to increase the rates to enable \$2.7m of increased revenue to deliver vote winning projects. Considering the current economic environment it would be advantageous for the council to delay the increase until the household budgets could sustain the significant increase of up to 15% of their rates. The predicted cash rate is to rise to over 2% by the end of the year (Canstar Financial News 4 July 2022) and 3.5% by the end of 2023 (Canstar Financial News 7 June 2022) placing significant financial pressure on households that have a mortgage. The national average of 35% (<https://www.aihw.gov.au/reports/australias-welfare/home-ownership-and-housing-tenure>) of households that have a mortgage, causes 35% of the rate payers to be in financial strain, coupled with up to 15% increase in rates makes for a further financial strain and in some cases, financial hardship. Further to the interest rate rise there is also the increase in the cost of living with CPI of 7.6% in Perth and 5.1% national average. The national average is expected to increase to 7% by the end of 2023. (<https://tradingeconomics.com/australia/inflation-cpi>) Wages are unable to keep up with CPI which is putting further strain on the household budget. The increase of 15% in rates for Rural Residential is a significant increase for the rate payers that is a residence only. It is also a significant increase at short notice that hasn't been allowed for in the household budget. It is understood that the differential rates need to be adjusted to align with the services or lack thereof, but it could also be done over several years to allow rate payers to adjust. With the combination of Cash Rate increases driving mortgage payments upwards coupled with CPI increases and wages unable to keep up, makes for a significant number of rate payers that will be in financial stress. As Councillors it is your role to represent the interests of electors, ratepayers and residents, you can't increase

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rates by 15% and put the constituents in financial hardship.

Screen Name Redacted

7/11/2022 05:59 PM

Don't understand the reason for uv residential rising over 3 times as much as grv properties. Would like to know how this was determined to be a reasonable increase? Also would like to know if uv residential will continually be treated differently than other properties when it comes to rate calculations each year. Is it the intent of council to squeeze out 5 acre holdings by making them unaffordable- is there a longer term plan to subdivide these holdings? If so it would be ethical for council to be overt with this intent to urbanised over time. Can you confirm that the verges in Oakford will be maintained by council now? Thanks [REDACTED]

Screen Name Redacted

7/11/2022 08:36 PM

Rural Residential will bear the largest increase in the rates but again we have very little to show for this in facilities from the shire. . We maintain the verge . No footpaths. . Only 1 street light to manage in the whole street . The road in front of our house is dangerous and we have large humps like Kargotich Road. . No verge collection. . Drainage doesn't work. Water just sits. . No noise barrier between the Tonkin Hwy and the properties. . The increase is well above inflation rate. Regards.

Mandatory Question (79 response(s))

Question type: Essay Question

Budgeted Rates Comparison

Category	2021/2022	2022/2023	% Inc/Dec	\$ Min 2021/2022	\$ Min 2021/2023	\$ Increase	% Increase
GRV Residential	0.103321	0.108383	4.90%	1,276	1,388	112	8.78%
GRV Commercial/Industrial	0.117763	0.123533	4.90%	1,434	1,504	70	4.88%
GRV Vacant	0.189295	0.198570	4.90%	972	1,019	47	4.84%
UV General	0.004135	0.004120	-0.36%	1,383	1,450	67	4.84%
UV - Rural Residential	0.004342	0.004755	9.51%	1,750	2,013	263	15.03%
UV - Commercial/Industrial	0.006203	0.006895	11.16%	1,750	2,013	263	15.03%
UV - Intensive Farmland	0.008270	0.008240	-0.36%	1,750	2,013	263	15.03%
Budgeted Rates Yield	25,060,988	27,378,419	9.25%				

PROPOSED DIFFERENTIAL RATING POLICY – COMMENTS

[REDACTED]

I recognise that the Shire has certain financial obligations which it needs to meet, and that the budget must allow for these essentials. However, like any other business or organisation, the budget must be formulated within the boundaries of community/ stakeholder expectations and affordability. Therefore, some items may be regarded as essential, and some as discretionary. The major annual income of the Shire is derived from Rates; and although the Shire may have the right to set the Rates to cover the projected expenditure, it also has a moral duty to the Ratepayers, to ensure that the rates set are reasonable and affordable.

The proposed Differential Rating Policy raises some questions about both expenditure and Rates set. Firstly, does the Shire have an accurate understanding of how much of the proposed expenditure the community regards as essential. I am aware of Shire consultation and feedback for community expectations and priorities. However, this information is often derived from a ‘perfect world’ scenario, where cost is not a consideration. If the community was better informed about costs, and how they drill down to Rates paid, the priorities may change significantly. Would Ratepayers accept a reduced spend by the Shire if they knew what some of their ‘community feedback priorities’ actually cost?

I believe that the proposed Differential Rating Policy does not address the basic issues of equity and expenditure. I also wonder how this proposed policy will be interpreted to abide by the WA State Government’s Local Government requirements. ie that “the Local Government is to ensure the general minimum is imposed on not less than –

- a) 50 percent of the total number of separately rated properties in the district or
- b) 50 percent of the number of properties in each category referred to in subsection (6) on which a minimum payment is imposed.

With a proposed 15% rise proposed for properties in the UV Rural Residential, are these requirements met?

Many UV Rural Residential properties received rate increases in 2021 – another 15% on top of those increases does not seem equitable; when others will pay around the CPI in increases. Residential land owners do not have access to relief in the way of tax benefits to defray or pass on the costs – interest payments, utility costs etc; and many are on fixed incomes. Property value is not an indicator of prosperity or ability to pay – whether the property is suburban or rural/ semi-rural.

The population of the Shire is growing, although it seems that expenditure is outstripping the increased Rate income.

I do not believe that the Shire has fully explored the topic. This Shire is known to have many businesses operating outside Commercial/ Industrial areas – many on Rural land - many by stealth, commencing without Shire approvals, and then obtaining retrospective approvals – with no apparent penalty.

- Is the Shire absolutely confident that the number of businesses identified as operating within the Shire in the 2021 Census are all paying their appropriate Rates?
- Do the number of businesses the Census identified match those on Shire records?

- How many of these businesses are operating outside business & commercial areas?
- Why is the proposed UV Industrial/Commercial Rate so much less than the GVR Industrial/Commercial Rate and yet the minimum payments are in the reverse?
- And why is the minimum GVR Commercial approximately 25% less than UV Rural Residential?
- Why is minimum payment for GVR Residential less than the minimum proposed for UV Rural Residential when it is not uncommon for well placed ‘desirable’ urban residential properties to be equal in value or more expensive than a larger rural or semi-rural property which lacks the perceived convenience, services and infrastructure of urban lots.
- Do owner operators of home-based businesses pay the same Rates as their non-business neighbours?

Has the Shire explored other commercial revenue sources?

While recognising that the Shire faces essential expenditure, is the Shire completely satisfied that there has been no wastage in previous years' expenditures?

Given the economic stresses of the past few years, I believe it is the responsibility of the Shire and Councillors to ensure that while budgets most certainly provide the essential services to this community, that they also recognise the circumstances of many residents and refrain from unaffordable overnight Rate increases and that expenditure is directed to ‘must haves’; and not ‘nice to haves’.

The Shires Draft Rating plan is not fair!

Firstly, why are the Shire's cents in the dollar and minimum rates so high in comparison to some many other local governments? This in itself is not fair and reasonable to all ratepayers within the Shire.

Secondly, why is the Shire continuing to progress this plan from 2020 when it has been made clear that this is not wanted, that it is unfair, that it is inappropriate in a time when cost of living, food, fuel, electricity, water and all other costs are through the roof and impacting on every household. Even the politicians have identified this and are providing assistance payments to households for electricity and other items to assist householders with the rises in costs and the negative impacts of these on families and households. This situation has not gotten any better since this was argued and won in 2020/21. So why is it that this council still keeps pushing to get blood out of its ratepayers for minimal return (especially for Oakford residents).

Based on what we believe is fair and equitable, the ratings are not fair, the cents in the dollar for small 5 acre landholders has the same minimum value to be paid at \$2,013 as a commercial industrial lot that provides larger incomes than rental values for homes. The ratings and costs for services being equal for suburban homes, town hub homes, inner acreage and outskirt acreage lots is not fair as they do not all receive similar infrastructure, maintenance for the infrastructure and services.

The shire has strict requirements for acreage landholders regarding maintenance, fire requirements, water collection and usage, yet the shire considers the entire landholding as GRV!! When we can only build on a certain size envelope, and the rest is for the UV usage of stabling and feeding horses and smaller animals and the growing of vegetables and fruit for use.

The shire has not taken into account the initial cost outlay for water tanks, water run in and septic tanks nor the ongoing maintenance cost of water run, water tanks, septic tank (replacement or clean out) and other costs associated with the lack of services provided by the shire or the state to these properties, and YET the Shire is wanting to charge on the gross rental value for these homes on properties when the Shire have had minimal outlay for these properties it has been the developers that installed the streets and drains and landholders that install and maintain water services, drains, septic tanks, pumps and crossovers/driveways.

The gross rental value for homes on acreage should be decreased because it is only a small section of the population that would be interested in renting at such a location for the opportunity to use UV land within the landholding, as some people wish to embrace the rural lifestyle, however the ability to pay large amounts of rates based on GRV for those that live in these properties is minimal. In comparison to suburban properties only have a large population that would wish to rent such properties, the property is completely serviced by the Shire and state for services and maintenance.

It is assumed that acreage landholders have an ability to pay more for rates and should, however it is never taken into account that we pay up to \$10,000 for power and water runs, \$40,000 water tanks, \$15,000 septic tanks, a pump for each item also, then the maintenance and pump replacements every 5 or so years. Every time we turn a tap on, or flush the toilet we use electricity. For fire management some properties use bores and in turn pay the electricity to keep their properties green and fire safe. Most acre properties even have a requirement to have a sand pad for their homes before they are built.

These are all costs that suburban residents and the Shire do not realise or consider. If acreage landholders were totally these initial and ongoing costs just to have a household on a small rural property they would identify that there is not a CAPACITY to pay the cents in the dollar amount, the minimum payment amount of \$2,013 (which has increased dramatically) nor the GRV for such properties.

The cents in the dollar for services is less than commercial, however with the minimum being \$2,013, this means nothing. The cents in the dollar has consistently increased every year, but have they ever decreased to offset the decrease in valuer general values decreasing? No!

The cents in the dollar for services continues to increase and is calculated evenly across landholdings, yet 5 acre lots in Oakford get minimal services provided by the council that are included in this cost. Bin service is a separate cost!

So these cents in the dollar costs are for maintenance of roads, kerbs, underground drains, street lighting and electricity, verge mowing, park mowing and maintenance, community centres and townsite hubs maintenance. Of which none of these are applicable to any 5 acre lots in the Oakford area that I am aware of, other than some lighting at main intersections such as Kargotich and Rowley and Kargotich and Thomas (as examples) in comparison to street lighting every 30 metres or so for suburban streets.

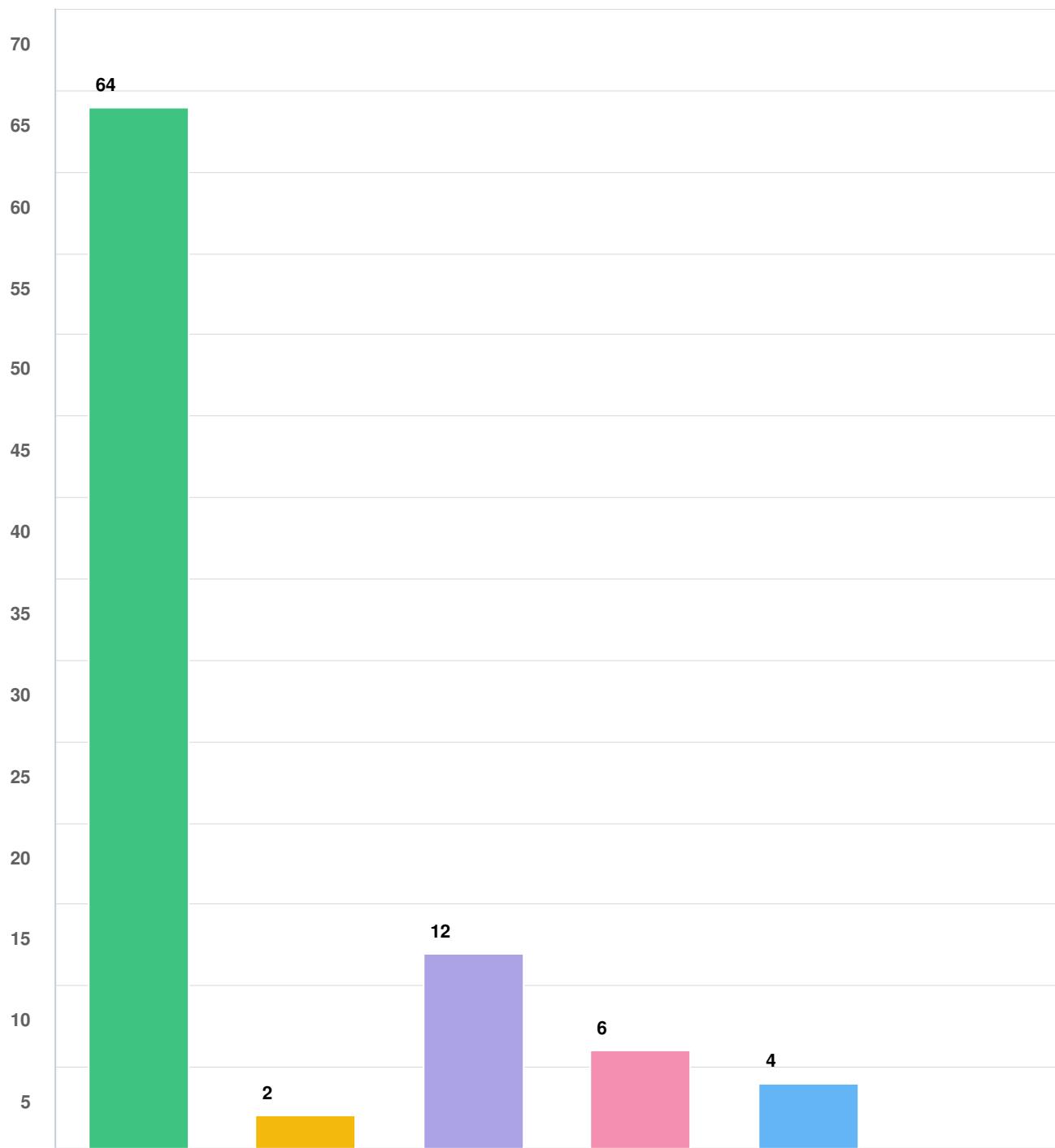
The cents in the dollar for services also includes the development of community areas, parks and services for the general community, however for those living in the outskirts of the shire of Serpentine these services are not local, and in some cases are not used at all (in our case) we utilise more services from the City of Armadale and Cockburn than the Shire of Serpentine due to the unsafe roads to get there and the distance (which would add extra cost to our household budget) and therefore are not utilised as much (so this should be equated in a decreased percentage to make it fair)

If the rate payer is charged in proportion to the services provided such as street lighting, kerbed or un-kerbed safe roads (and sealed or unsealed), drainage (open) versus underground, pathways, walkways, parks, schools, shops, community centres available within a 1km distance from their address. All of these cost the council for installation (unless it is included in the cost of the development by the developer) and all of these cost the council annually to maintain or provide (aka electricity).

Also worth noting, is that in the proposed budget expenditure for rates income, there is one item that is specific for Oakford residents – Holmes Road works. All other upgrades and expenditure are in other suburbs and areas that most Oakford residents would not utilise as Armadale services are closer and given the cost of fuel and the cost of living expenses rising, close locations for services is a factor. So really Oakford residents will be paying for upgrades and services for highly populated suburbs and getting nothing!.

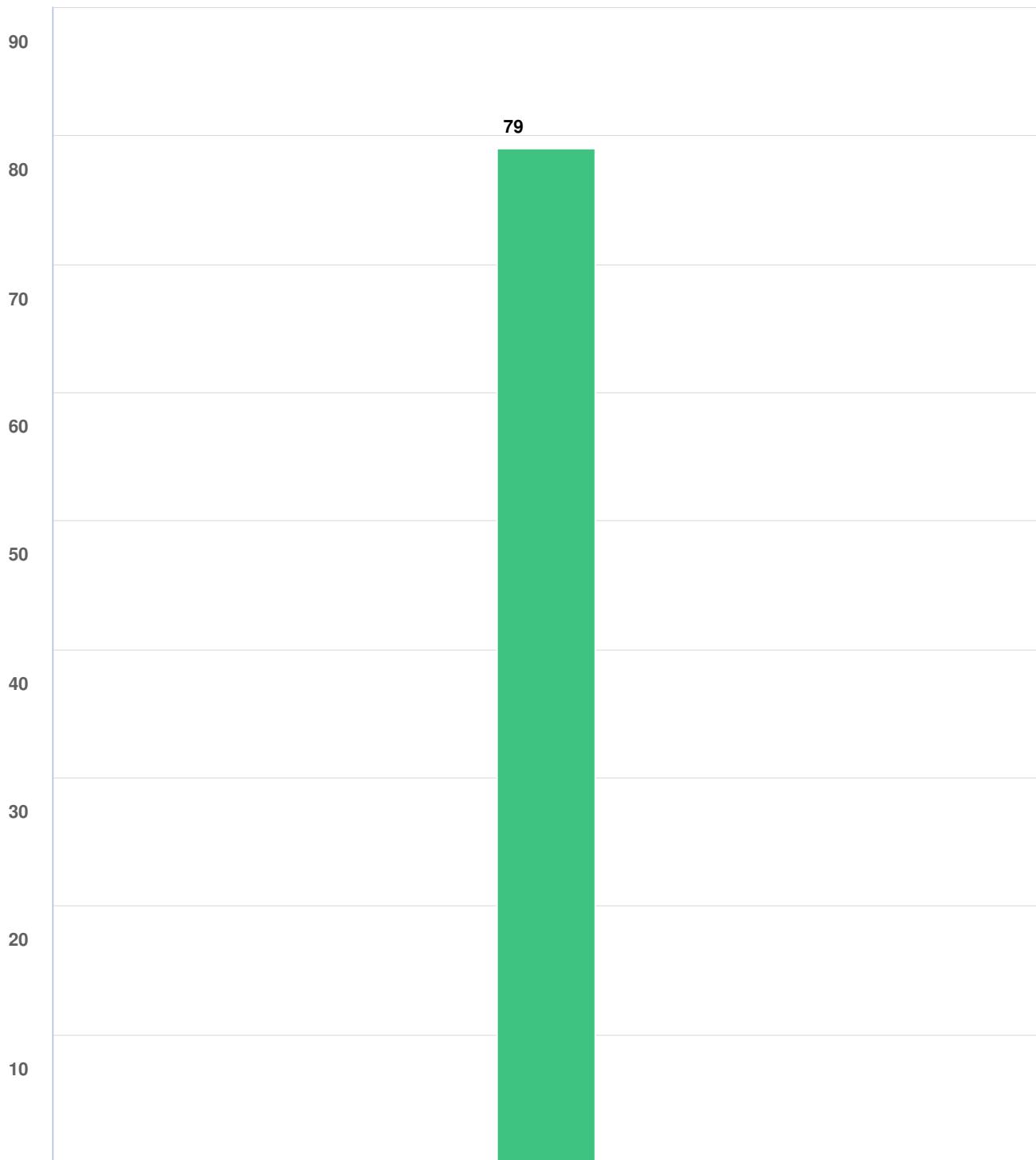
As small acre landholders, on the boundary of another council area, we believe if rates were fair and equitable we would be paying less cents in the dollars, the minimum amounts payable would not ALL be the same and certainly not the same as commercial/industrial, the rates would be decreased due to the minimal services and infra installation and maintenance, and the rates would be decreased based on the distance, proximity (usage) to schools, parks, town centre hubs, community developments and such.

Certainly, based on the previous rates move in 2020 and 2021 by the Shire and now this review and consultation, it appears that the Shire is just trying to step its way, one step at a time to what it planned and announced in 2020. This does not seem completely transparent. We are disappointed with this, as, in the few times we have required assistance from the Shire in the past 20 years the staff have been great to deal with. We hope the Shire will consider all of our comments, as we believe that at this stage the Shire and other suburban residents seem to underestimate the set up and ongoing costs associated for us as small rural landowners, and that the proximity to services, use of services and provision of services and infrastructure should be considered in the rates analysis, not just use a simple rating system that works for the computer and the Shire to simplify the work required at rates times, and actually develop a fair and equitable system across all factors.

Q4 | How did you hear about this community consultation?**Question options**

- Social media
- Public notice
- Word of mouth
- Your Say SJ website
- Other (please specify)
- eNewsletter

*Mandatory Question (79 response(s))**Question type: Checkbox Question*

Q5 | I agree to the Terms of Use and Privacy Policy for using Engagement HQ**Question options**

- Yes

*Mandatory Question (79 response(s))
Question type: Checkbox Question*

[REDACTED]

11 July 2022

Mr Paul Martin
 Chief Executive Officer
 Shire of Serpentine Jarrahdale
 Differential Rate Submission
 6 Paterson Street
 MUNDIJONG WA 6123

RECEIVED
 11 JUL 2022
 BY.....

Dear Sir

Submission of Comments on Proposal to change basis for rating rural properties in Serpentine Jarrahdale shire

Preliminary Issue - notice of proposed change

I first heard of the proposal on Friday 8 July when my neighbour rang to advise that he made an enquiry to the shire about council rates and was advised that there was to be an increase to our rates and that we had until Monday to comment.

I rang the shire to confirm that there was a proposal to change the rates and to ask why we were not informed. I was advised that legally all you had to do was publish in local papers and that it was on the shire website.

I asked which paper and was advised that it was in the Examiner. I explained that because we live in a rural area we don't get junk mail and that I haven't seen an Examiner in years and wasn't even aware that it was still being published. Needless to say I almost never visit the Shire website unless I am looking at a specific issue.

Relying on what is legally required rather than what is effective and fair in consulting rate payers is in itself an issue. Particularly since the rate payers most affected by this proposal live in rural areas not serviced by the delivery of the selected newspaper.

Main Issue - Rating Equity argument is not valid

A residence on a subdivided block is not equivalent to a rural property with a residence.

They were not equivalent four decades ago and are not equivalent now.

The zoning in Darling Downs is "Special Rural". We understood that the purpose of the zoning was to provide a green belt between Armadale and Byford. The zoning has not changed and Darling Downs remains a green belt benefiting the shire environmentally.

The responsibilities, cost and effort required for landholders continue regardless of the varied uses pursued by the landholders.

Landholders are required to maintain their properties by ensuring that firebreaks are cleared and maintained, that paddocks are slashed and excess green waste is disposed of. Other issues are fencing, vermin and weed control. This requires mechanical equipment such as mowers, chain saws, trailers and other tools not required in a residential residence.

11 JUL 2022

BY.....

The nature of the rural property remains the same, it takes effort and regardless of the use it is zoned and is in practice a rural property.

Rural Landholders do not benefit from services available to suburban residential properties.

Residential properties have :

- Electricity
- Scheme water
- Sewerage
- Gas
- Sidewalks
- Street lights
- Public transport
- Delivery of junk mail which includes the Examiner newspaper which council uses to inform residents of significant issues (such as this proposal)

Rural properties have :

- Electricity

At a meeting of council I attended when this proposal was first considered and deferred, a Councillor stated "that we have been freeloading for 15 years". This comment was offensive, but I am sure it comes from a lack of understanding of the people and the nature of the properties we occupy.

That Councillor's views seem to be imbedded in the "Rating Equity" argument. The suggestion that our properties are "some of the shire's largest and most expensive residential properties" seems to imply that the holders must all be fat cats who deserve to pay. The reality is that many landowners have been here for a very long time and are now retirees who do not deserve to be targeted by generational envy.

Ongoing Issue - Inaction on Verge Tree Issues

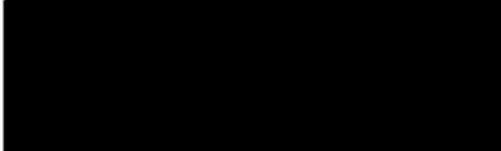
We have two verge tree issues reported 23 February 2022 which are yet to be actioned:

The first issue is a verge tree which has overgrown our power pole on the property boundary. On several occasions we have been told that the tree needs to be trimmed by an electrician and one is not yet available. This problem has occurred twice in the past resulting in a loss of power and our power pole which we had to replace.

The second issue is a verge tree which has grown at an angle over our fence. This tree has a white ant nest at the base and is an imminent risk of damaging our new fence. We have been advised that you have assessed this as a low risk and that when asked about liability, we have been told that we need to rely on our property insurance. We consider that we have given adequate notice that this is a risk. We have a significant excess on our insurance and if it comes down it will be a significant cost to repair. We consider insurance to be for unforeseen or unexpected problems. If your lack of action results in damage, we will be seeking compensation.

Our initial request from February was followed up with emails which included photos of both trees on 1st April 2022. We have continued to enquire about the progress of these issues, but to date, no action has been taken.

Yours sincerely



Chief Executive Officer
Shire of Serpentine Jarrahdale
6 Paterson Street
Mundijong. 6123

Dear Sir

I am writing with regard to an article in The Examiner dated 23rd June 2022 in which it states the shire proposes rate rise, I don't have an issue with a 4.9% or even 6% rate rise but I do have an objection to the shire increasing my rates by 15%. How can the shire by adding /residential at the end of Rural and make it Rural/Residential when the land value is still only rural and then up the rates astronomically. If you then say because it has a residence on it there would be a residence on most farm land.

I have lived on this property for 19 years and have seen no increase (actually we have had decreases) in services provided to this estate. We do not have the following: scheme water, sewerage, street lighting, underground power, footpaths, parks verges which have been piped rather than open drains etc. The newer smaller estates have all these facilities so why should our rates be increased by 15% to subsidies the urban areas which have these amenities to enjoy we don't enjoy them because we don't have them.

I think the shire should rethink this unjustified rate increase.

Thanking you I await your reply.

Regards

30th June 2022

ENTERED

07 JUL 2022

BY:

To: [Info Shire](#)
Cc: [Minister Carey](#)
Subject: SUBMISSION PROPOSED 2022/23 DIFFERENTIAL RATING
Date: Monday, 11 July 2022 1:31:08 AM

Firstly where is the validity for the charging of rates re Local Govt?

Serpentine Jarrahdale Shire Council has been deceiving the ratepayer for many years with unjustified rate increases. 2022/23 is a deplorable discriminatory act against particular ratepayers because of money wastage by this council.

The "breakfast" held on Thursday 30/6/2022 at 7am cost the ratepayer \$2,500.00 and for what. A coffee van HIDDEN out the back of the council building and councillors and council staff could get free coffee. I assume the white table cloths were hired, I am aware that the white plastic chairs were hired, WHY when we had more than enough council chairs to cover those invited business guests and the handful of members of the public, the amount of food was less than a child's birthday party. This was an expensive poorly executed attempt at playing big time to impress local business people.

Councillors approved the purchase of a heritage property at Serpentine for over \$600,000 and allowed another \$40,000 for a feasibility study, however I now have an answer dated 4/7/2022 that amount was \$50,000. The property was purchased by an out of shire business and this council wasted \$27,195.00 on what they state is "due diligence" re this property. A legal letter re this property cost \$2,950.00, another \$6,000. for inception meetings, engagement plan, business structure and options development all a total waste. The explanation of ALL this expenditure and where this council just happened to throw the leftovers, to the Keirnan Street monument. Pure waste of ratepayers money.

Byford District Country Club was granted Govt and Lotteries funding to provide for sporting clubs etc and the ratepayer was ripped off to the tune of millions and a private restaurant was operated and only some of those involved have been dealt with by the law as yet.

Moving the Mundijong Library to a TEMPORARY home in Byford because "friends of the library" wanted this, cost millions and was not supported by the majority of the community.

The damning Stanton Report on Abernethy Rd should wake everyone up to the incompetence of this council when it comes to financial transactions. This is not to lay the blame on the council officers entirely, the orders are made higher up.

The creditors payments clearly show massive amounts of money for tree pruning and what I have witnessed is a half a dozen branches being trimmed on a number of roads and the payment can be in excess of \$40,000 or more for a month and the roads or streets are not always listed Obviously no checks on many claimed transactions within the shire and this is total neglect My own street saw a truck driver, one worker with a pole saw and one picking up half a dozen branches. They did not trim the trees that were overhanging the road and now we wait until they fall and break up the road.

The amount of money wasted is phenomenal and the matters that count are ignored in favour of the wants of certain councillors. Preferential treatment for certain people re tenders has seen a lot of total stuff ups on our road repairs and has been expensive.

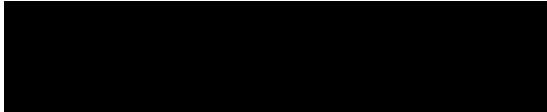
The "special breakfast" had Councillor Rich state that those people with big houses and big

sheds should pay more for their rates. This obnoxious behaviour is being fuelled by ignorant selfish people. When a ratepayer has no claims on a council they should be rewarded not insulted and penalised. The CEO announced they have listened to the people and they are now going to carry out the will of the people. I won't be holding my breath on that announcement, 26 yrs and counting.

There is NO valid reason to raise the rates at all and for this council to use the rates money in the wasteful manner they have become accustomed to is stealing by stealth. The announcements at the "special breakfast "of the big spending by this council tells us that they are going through with this insidious 9% and 15% rate increase and seeking our opinion is just an exercise for appearance sake. Considering all the Govt funding they claim they are getting what is the necessity of draining the ratepayer of all their blood volume.

Here's a thought, how about this council recognises how hard some people are going to suffer with councils grab for money and council curtail their unnecessary infliction of avoidable pain and refuse to increase rates and curtail their waste of ratepayer and taxpayer monies. The ratepayer is well and truly overdue for a miracle in this shire.

Consultancy payments are a regular, expensive and mostly unnecessary cost to the ratepayer. Spend on a FORENSIC AUDIT bet you don't have the will for that.



[REDACTED]

To: [Info Shire](#)
Subject: Differential Rate Submission for 2022/2023
Date: Wednesday, 29 June 2022 2:09:54 PM

Dear Sirs,

My submission is in regard to the UV-Rural Residential boundary.

In the original Byford town site the lots were subdivided in one acre and fractions of one acre. One acre is approximately 4000sq.metres and so a half acre would be approximately 2000sq.metres etc. In the Shire proposal to make the rating differential more fair and equitable the Shire is basing the boundaries on these approximate conversion rates. One acre is 4047sq.metres (4065.65764224 to be more precise). These lot sizes have about the same road frontage as half acre lots (a major consideration for the change), therefore the Rate boundary should reflect this and be closer to 4100 or a round figure of 4500sq.metres. As the proposal stands 4000sq.metres it is most definitely NOT a fair and equitable boundary.

I therefore request the boundary to be amended to 4100sq.metres or above for the Shire to maintain that the proposed change will meet their objective of being fair and equitable.

Kind regards,

[REDACTED]