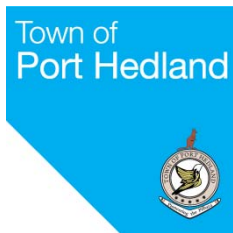


**Jessica Dodd**

---

**From:** Peter Kocian  
**Sent:** Wednesday, 27 May 2015 4:19 PM  
**To:** Jessica Dodd  
**Subject:** ICR55209 - FW: COUNCIL RATES 2015/16

Hi Jess, can you please register correspondence. Thank you



**Peter Kocian**  
Manager Financial Services  
PO Box 41 Port Hedland WA 6721  
08 9158 9332 | 0458 240 893  
[mqrfi@porthedland.wa.gov.au](mailto:mqrfi@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](http://www.facebook.com/townofporthedland)

**From:** Joe Cangelosi [mailto: [REDACTED]]  
**Sent:** Tuesday, 26 May 2015 11:40 AM  
**To:** Peter Kocian  
**Subject:** COUNCIL RATES 2015/16

Hi,

After discussion regarding my current rates payment it was made aware that the rates for 2015/16 will in most likelihood not be decreasing, even though the property market has dropped dead. GRV values have decreased dramatically.

The rationale from the shire was that expenses still need to be paid therefore rates will stay the same. I understand that you still have bills and have to pay for certain expenses however when you rode the boom and spent now is the time to cut back expenses as the good times are over and to pay over 3k for rates in this environment is simply crazy.

That's basically 5 weeks rent just to pay rates.....

If you want people to still invest in this town then cutting council rates is a start.

Thanks

Owner of South Hedland property

*Joe Cangelosi*

[REDACTED]

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message

## Jessica Dodd

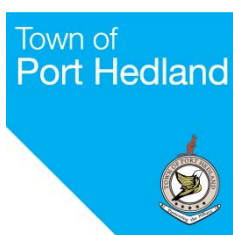
---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 1:26 PM  
**To:** Jessica Dodd  
**Subject:** ICR55311 - 12/05/0010 - FW: Port Hedland Rates

Hi Jess

Here is another 2015/16 Rates Submission for your records. I will be receiving a few of these through Mal's emails so will forward to you as I work through his emails.

Thanks  
 Julie



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
 please consider the environment

---

**From:** Caleb [mailto: [REDACTED]]  
**Sent:** Thursday, 28 May 2015 10:46 PM  
**To:** Mal Osborne  
**Subject:** Port Hedland Rates

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous

increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards,

Caleb Nelthorpe



#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

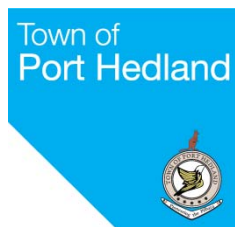
---

## Jessica Dodd

---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 1:26 PM  
**To:** Jessica Dodd  
**Subject:** ICR55312 - 12/05/0010 - FW: Port hedland Rates

For your records



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](http://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
 please consider the environment

**From:** Debbi Young [mailto: [REDACTED]]  
**Sent:** Thursday, 28 May 2015 10:54 PM  
**To:** Mal Osborne  
**Subject:** Port hedland Rates

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by

reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards,

Deb Young

[REDACTED]

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

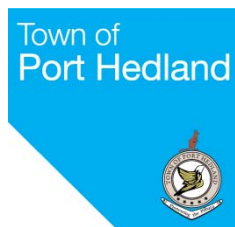
---

## Jessica Dodd

---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 2:24 PM  
**To:** Jessica Dodd  
**Subject:** ICR55316 - 12/05/0010 - FW: Port Hedland rates

For your records



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
 please consider the environment

---

**From:** John Kevin Purdy [mailto: [REDACTED]]  
**Sent:** Friday, 29 May 2015 10:58 AM  
**To:** Mal Osborne  
**Subject:** Fwd: Port Hedland rates

----- Original Message -----

**From:**  
 "Thomas and Simone Gill" [REDACTED]

**To:**  
 "John Kevin Purdy" [REDACTED]  
**Sent:**  
 Thu, 28 May 2015 22:56:31 +0800  
**Subject:**  
 Port Hedland rates  
 Hi Dad,

Thought I'd send you this to see what you thought. If you want forward a copy here is the email to send it to:

[ceo@porthedland.wa.gov.au](mailto:ceo@porthedland.wa.gov.au)

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do we raise rates yet the town's infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

...John Purdy

.....

29/05/2015.....

WA 6722

Sent from my iPhone

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

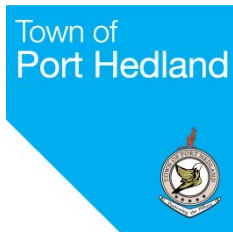
---

## Jessica Dodd

---

**From:** Records  
**Sent:** Thursday, 28 May 2015 2:38 PM  
**To:** Sid Jain; Mal Osborne; Peter Kocian; Carmen Hanisch  
**Subject:** FW: ICR55223 - 2015 Residential Rates - Objection from Ryan Crawford, Crawford Realty

Kind regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Ryan Crawford [mailto: ]

**Sent:** Thursday, 28 May 2015 2:31 PM  
**To:** Records  
**Cc:** Errol Bartkowski; Janine Bailey; Tracey Jewel; Ryan Crawford  
**Subject:** ICR55223 - 2015 Residential Rates

### Good Afternoon President, Mayor and Councillors

Please accept this email as a formal submission regarding the proposed rates charges for the coming year.

As an owner of over 20 properties in town and management representative to a further 800 property owners I find the proposed rates charges for the coming year to be not in line with the current marketplace conditions and conditions around which the rates are levied.

I aim to show that the town has in fact experienced a 50% reduction in rental values over the past 12 months in the residential sector and that a fair and reasonable reduction in the rates levies which have been steadily increasing over the few years of strong growth on the back of escalating prices and rents.

The region is currently experiencing the worst downturn ever experienced in the housing sector for Port Hedland with many investors and property owners experiencing rapid and substantial drops to their rental and property values over the last 12 months. Many property owners are struggling to make repayments at present and a considerable amount of owners within the town are facing bankruptcy. I feel that shire can play a pivotal part in assisting the towns property owners in their fair and reasonable effort to survive this downturn and retain their properties by levying the town fairly and effectively in line with market conditions. The suggestion to leave the rates at the same figures charged for the previous years is brazen, unacceptable and not in the best interests of the town or its property owners. To be honest Mayor and council I'm shocked by the suggestion!

I understand the council is heavily reliant upon the rates charges to run and offer services within the town, however similar to all businesses, owners and people within the town The Port Hedland council will need to take financially responsible steps at this stage to reduce costs, expenditure and operations in line with the rest of the town, which during the downturn has been required to do the same.

I will be campaigning our 800 property owners to sign a petition that a minimum 30% reduction be applied to this year's rates levies payable in the residential sector as a fair and reasonable compromise in line with the heavily declined marketplace. As the region, housing market and plight of property owners is currently under heavy media scrutiny we will also be inviting the state papers and fin review to comment and report on our owners feedback and comments in the coming weeks.



I'm available on the number below to discuss the matter and ongoing campaign at any time.

Thankyou.



**Ryan Crawford** Group Director

**D** (08) 9438 6423 **P** (08) 9438 6400 **F** (08) 9438 6411  
3/604 Newcastle Street, Leederville, WA 6007  
PO Box 395, Leederville, WA 6903



[crawfordpropertygroup.com.au](http://crawfordpropertygroup.com.au)  
**Search Positive Properties | Download Latest Report**

Follow Us     

  Proudly supporting     
Royal Flying Doctor Service

### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

## Jessica Dodd

---

**From:** Jessica Dodd  
**Sent:** Friday, 29 May 2015 9:22 AM  
**To:** Jessica Dodd  
**Subject:** FW: ICR55229 - RE: Proposed Rates Model 2015/16  
**Attachments:** John wy property report 2015.pdf

---

**From:** stephen baker [mailto: [REDACTED]]  
**Sent:** Thursday, 28 May 2015 2:44 PM  
**To:** Carmen Hanisch  
**Subject:** ICR55229 - RE: Proposed Rates Model 2015/16

Hi,  
 Thank you for the information sent, I have had a quick look at the model & I totally disagree with it, I have attached my own property valuation for you & as you may see that I have lost aprox 45% on the value & I will be looking at reducing the rent considerably, I found Mr Camilo Blanco's suggestion (minutes public statement 4.1.1) reasonable. I hope this will be considered.

Yours Truly  
 S Baker

---

**From:** Carmen Hanisch [mailto:[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)]  
**Sent:** Thursday, 28 May 2015 1:44 PM  
**To:** [REDACTED]  
**Subject:** Proposed Rates Model 2015/16

Good morning Mr Baker,

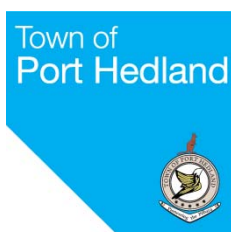
Thank you for your call and your interest in our proposed rates model for 2015/16

Please note that our proposed rates model is currently advertised in the local newspapers and also available for viewing on our website, but I have attached all the information to this email for you. We encourage all ratepayers to provide written submissions by 5 June 2015 so Council can make an informed decision on this rates model.

I have listed below what the proposed rates model will mean for your properties:

Assess No	House No.	Street Name	Street Type	GRV effective 1/7/2015	Proposed Rates 15/16
A117300	1	John	Way	\$27,040	\$1,565.73

We look forward to hearing your feedback.



**Carmen Hanisch**  
 Senior Rates Officer  
 PO Box 41 Port Hedland WA 6721  
 08 9158 9334 | 08 9158 9399  
[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

Privacy and Confidentiality Notice

**Jessica Dodd**

---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 1:28 PM  
**To:** Jessica Dodd  
**Subject:** ICR55313 - 12/05/0010 - FW: Port Hedland Rates

For your records.

Julie Rouse  
Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett PO Box 41 Port Hedland WA 6721  
(08) 9158 9313 Mobile: 0448 055 013  
ea@porthedland.wa.gov.au  
www.porthedland.wa.gov.au  
www.facebook.com/townofporthedland

-----Original Message-----

From: Thomas and Simone Gill [mailto: ]  
Sent: Thursday, 28 May 2015 10:55 PM  
To: Mal Osborne  
Subject: Port Hedland Rates

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

Thomas Gill



#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

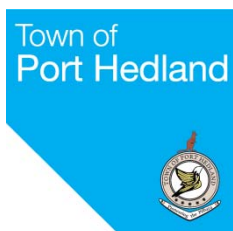
This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

## Jessica Dodd

---

**From:** Carmen Hanisch  
**Sent:** Wednesday, 3 June 2015 10:24 AM  
**To:** Jessica Dodd; Peter Kocian; Sid Jain  
**Subject:** ICR55330 - 12/05/0010 - FW: Comment Sought on Proposed Rates for 2015/16



**Carmen Hanisch**  
 Senior Rates Officer  
 PO Box 41 Port Hedland WA 6721  
 08 9158 9334 | 08 9158 9399  
[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Biagio [mailto: [REDACTED]]  
**Sent:** Friday, 29 May 2015 7:15 PM  
**To:** Carmen Hanisch  
**Subject:** Re: Comment Sought on Proposed Rates for 2015/16

Hi the council rates are the highest in Australia , \$4,0000 to buy and keep a property in cook point to pretty pool , \$2,600 for a property in south is very high , rates should be the same as Perth rates , release land and rents have come down , the council should absorb some of the property price drops and rents , if rates stay this high more owners will go to the wall, rents have crashed and will make it hard to keep property's , I would like to buy another property but knowing the council rates keeps me away and so is other potential future property owners

Sent from my iPhone

On 29 May 2015, at 4:15 pm, Carmen Hanisch <[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)> wrote:

To the ratepayer,

**The Town of Port Hedland is seeking feedback on its proposed rating strategy for the 15/16 financial year.**

Council has endorsed a proposed rating strategy for 2015/16 and a 0% increase to the rate yield for the residential category. The strategy outlines how we will rate all different types of properties within the Town of Port Hedland area – including residential, industrial, tourist accommodation and mining to name a few.

Rates make up an important part of our budget and ensure we can deliver key services and infrastructure to our community. We look at the range of services we deliver for the community and how much money is needed to fund these – rates make a significant contribution to our revenue structure.

Rates are determined by what's called the 'rate in the dollar' which is applied against a property's gross rental value. Every property in the Town of Port Hedland area has had a new GRV applied to it this year – essentially this is a snapshot that reflects the local area property market at a certain moment in time (1 August 2014). Across the town we saw an average 39% decrease in residential property values, with an average decrease of 31% across all gross rental value categories.

The 0% increase in rate yield across the residential category recognises this decrease in property valuations. It means that the total rates raised for the residential general rate category will not rise – however individual residential properties rates may either increase or decrease depending on a properties' gross rental valuation (GRV) and how this compares to the town's average GRV.

The shopping centre category sees a 20% decrease which we would expect would be passed on to tenants. The decrease will see the shopping centre category equalise with the commercial category within four years.

All other categories, except mining exploration, will see a 3% increase in rate yield. This aligns with our adopted rating strategy and represents a commitment by Council to keep any rate increases consistent with growth in costs such as CPI and local government cost index.

The public consultation process is open until **5 June 2015** and the Town is seeking comment from all ratepayers. You can provide feedback either via email ([council@porthedland.wa.gov.au](mailto:council@porthedland.wa.gov.au)) or letter (PO BOX 41, Port Hedland WA 6721).

For your reference I have attached:

- Media Release from 14 May 2015
- Statement of Objects and Reasons
- Community Conversations PowerPoint Presentation
- Minutes from the Special Council Meeting on 12 May 2015

If you have any queries on the attached documents or if you wish to enquire what this new strategy will mean for your property's rates in particular, please don't hesitate to contact me.

Kind regards,

 **Carmen Hanisch**  
Senior Rates Officer  
PO Box 41 Port Hedland WA 6721  
08 9158 9334 | 08 9158 9399  
[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](http://www.facebook.com/townofporthedland)

## Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

–

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

<Community Conversations- Presentation.pdf>

<Statement of Objects & Reasons.pdf>

<Minutes SCM 12-05-15.pdf>

<mime-attachment>

**Jessica Dodd**


---

**From:** Records  
**Sent:** Tuesday, 2 June 2015 8:39 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55281 - 12/05/0010 - Rates

Regards,

Izabela Sandrini  
Administration Officer  
PO Box 41 Port Hedland WA 6721  
9158 9336  
admincs2@porthedland.wa.gov.au  
www.porthedland.wa.gov.au  
facebook.com/townofporthedland

-----Original Message-----

From: Jacquie Jones [mailto:  
Sent: Friday, 29 May 2015 6:51 PM  
To: Records  
Subject: ICR55281 - 12/05/0010 - Rates

I hope the council will look at decreasing the rates as the rental rates have dropped by 50 percent and that is if you are lucky enough to secure a tenant in this economic market. Not to could cause a lot of bankruptcies and foreclosures which in turn will bring all housing values down even further.

Regards  
Jacquie Jones

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

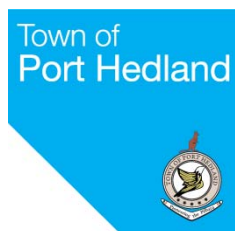
This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

## Jessica Dodd

---

**From:** Carmen Hanisch  
**Sent:** Wednesday, 3 June 2015 10:27 AM  
**To:** Peter Kocian; Sid Jain; Jessica Dodd  
**Subject:** ICR55347 - 12/05/0010 - FW: Comment Sought on Proposed Rates for 2015/16



**Carmen Hanisch**  
 Senior Rates Officer  
 PO Box 41 Port Hedland WA 6721  
 08 9158 9334 | 08 9158 9399  
[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Jenny [mailto: [REDACTED]]  
**Sent:** Friday, 29 May 2015 5:51 PM  
**To:** Carmen Hanisch  
**Subject:** Re: Comment Sought on Proposed Rates for 2015/16

Hi Carmen,

We own (have mortgage) 31 Limpet Cres South Hedland.

We are currently renting our property, which we lived in for several years while working in Hedland, to FMG. Our lease has just been renegotiated from \$1700 per week to \$500 per week. This doesn't even come close to covering our mortgage repayments. I hope this years rates reflects the same percentage drop as our rental. Ie 14/15 rates were \$2361.3030 therefore 15/16 rates should be 30% of last years calculating it to be \$708.30. After several years of the good times it looks like we all have to tighten our belts during the bad times. Even the shire has to accept that fact and come to the party.

I would like a full explanation "WHY" if it isn't close to that figure.

Not happy at the moment and hoping it recovers soon.

Jenny and Neil RAMSAY

[REDACTED]

---

**From:** Carmen Hanisch <[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)>  
**Date:** Fri, 29 May 2015 08:18:44 +0000  
**Subject:** Comment Sought on Proposed Rates for 2015/16

To the ratepayer,

**The Town of Port Hedland is seeking feedback on its proposed rating strategy for the 15/16 financial year.**

Council has endorsed a proposed rating strategy for 2015/16 and a 0% increase to the rate yield for the residential category. The strategy outlines how we will rate all different types of properties within the Town of Port Hedland area – including residential, industrial, tourist accommodation and mining to name a few.

Rates make up an important part of our budget and ensure we can deliver key services and infrastructure to our community. We look at the range of services we deliver for the community and how much money is needed to fund



these – rates make a significant contribution to our revenue structure.

Rates are determined by what's called the 'rate in the dollar' which is applied against a property's gross rental value. Every property in the Town of Port Hedland area has had a new GRV applied to it this year – essentially this is a snapshot that reflects the local area property market at a certain moment in time (1 August 2014). Across the town we saw an average 39% decrease in residential property values, with an average decrease of 31% across all gross rental value categories.

The 0% increase in rate yield across the residential category recognises this decrease in property valuations. It means that the total rates raised for the residential general rate category will not rise – however individual residential properties rates may either increase or decrease depending on a properties' gross rental valuation (GRV) and how this compares to the town's average GRV.

The shopping centre category sees a 20% decrease which we would expect would be passed on to tenants. The decrease will see the shopping centre category equalise with the commercial category within four years.

All other categories, except mining exploration, will see a 3% increase in rate yield. This aligns with our adopted rating strategy and represents a commitment by Council to keep any rate increases consistent with growth in costs such as CPI and local government cost index.

The public consultation process is open until **5 June 2015** and the Town is seeking comment from all ratepayers. You can provide feedback either via email ([council@porthedland.wa.gov.au](mailto:council@porthedland.wa.gov.au)) or letter (PO BOX 41, Port Hedland WA 6721).

For your reference I have attached:

- Media Release from 14 May 2015
- Statement of Objects and Reasons
- Community Conversations PowerPoint Presentation
- Minutes from the Special Council Meeting on 12 May 2015

If you have any queries on the attached documents or if you wish to enquire what this new strategy will mean for your property's rates in particular, please don't hesitate to contact me.

Kind regards,



**Carmen Hanisch**

Senior Rates Officer  
PO Box 41 Port Hedland WA 6721  
08 9158 9334 | 08 9158 9399

[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)

[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au) <<http://www.porthedland.wa.gov.au/>>

[www.facebook.com/townofporthedland](http://www.facebook.com/townofporthedland) <<http://www.facebook.com/townofporthedland>>

#### Privacy and Confidentiality Notice

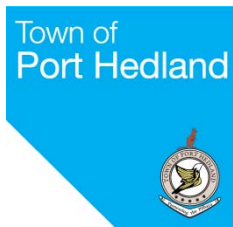
The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the

## Jessica Dodd

---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 3:08 PM  
**To:** Jessica Dodd  
**Subject:** NCR17883 - 12/05/0010 - FW:

For your records



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
 please consider the environment

**From:** joshua macnellie [mailto: [REDACTED]]  
**Sent:** Friday, 29 May 2015 11:19 PM  
**To:** Mal Osborne  
**Subject:**

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by

reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards  
Joshua Macnellie



.....

.....

WA 672

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

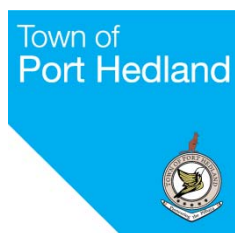
## Jessica Dodd

---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 2:55 PM  
**To:** Jessica Dodd  
**Subject:** ICR55318 - 12/05/0010 - FW: Rate review for next financial year

**Importance:** High

For your records



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
 please consider the environment

---

**From:** Laura Bentley [mailto: [REDACTED]]  
**Sent:** Friday, 29 May 2015 4:05 PM  
**To:** Mal Osborne  
**Subject:** Rate review for next financial year  
**Importance:** High

Dear CEO,

I am an owner of a property in South Hedland. I purchased this property early 2013 for \$680,000. My property now is worth much MUCH less than this. I do not understand how you and the councillors can seriously consider a rate rise. The stress I already feel from my mortgage repayments will only be worsened with a rate rise. My insurance premium was reduced this year as the company also understands that the house isn't worth what it was. Shouldn't rates be worked out on the same principal?

I have attached the email below from Milo, but wanted to personalize it so you can comprehend my message clearly. **I am opposed to any rate rise. My yearly budget is already stretched very thin and I cannot afford another rise.**

I strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Thank you for your time, I do appreciate it.

Laura Bentley



Laura Bentley [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Supporting the **Yinhawangka**, **Banyjima** and **Nyiyaparli** people

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

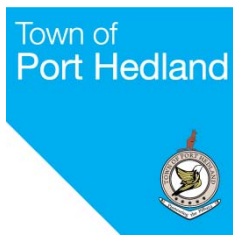
---

## Jessica Dodd

---

**From:** Records  
**Sent:** Friday, 5 June 2015 9:34 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55406 - 12/05/0010 - Submission – Differential Rating 2015/16 - Lindsay Stinson & Dominic Powell

Kind regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Lindsay Stinson [mailto:████████████████████]

**Sent:** Friday, 5 June 2015 9:28 AM  
**To:** Mal Osborne; Records  
**Subject:** ICR55406 - 12/05/0010 - Submission – Differential Rating 2015/16

Mayor / Councillors  
 CEO  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721

Dear Mayor & Councillors, CEO

I am strongly objecting to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price amongst other economic factors. The fact is residential properties have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure

and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision. It's completely unethical that rates have not been reduced considering the number of rises we've had during the boom years. I find that if the TOPH was a private business it would have gone bust months ago.

The TOPH has released a serious amount of land after years of releasing nothing and many investors were stung in the purchasing said properties assuming that the boom would continue. There is a serious amount of "fire-selling" currently going on and the TOPH needs to address this. Biting the hand that feeds you is not the solution.....

Regards

Lindsay Stinson & Dominic Powell

[Redacted signature block]

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

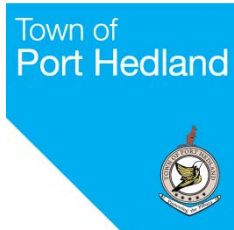
---

**Jessica Dodd**

---

**From:** Records  
**Sent:** Tuesday, 2 June 2015 8:00 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55277 - 12/05/0010 - Submission - Differential Rating 2015/16

Kind regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Marcus kaden [mailto:████████████████████]

**Sent:** Sunday, 31 May 2015 5:46 PM  
**To:** Records  
**Subject:** ICR55277 - 12/05/0010 - Submission - Differential Rating 2015/16

To whom this may concern,

We would like to raise our concerns in regards to the rates that have been steadily increasing in Port Hedland and although property values have decreased, the rates for residential properties, having been given a 0% increase does not truly reflect the downturn in values. A comparative decrease in rates would more accurately reflect this, however.

I can appreciate that the council has recognised the market decrease across the board and are appreciative of that, but would like to see a more justified and representative rate value placed on residential property values in particular as property owners cannot pay exorbitant rates with less income.

Thank you for your consideration.

Regards

Marcus

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
 For more information please visit <http://www.symanteccloud.com>

---

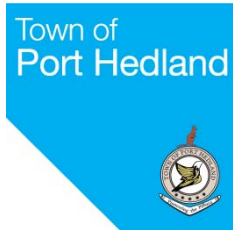


**Jessica Dodd**

---

**From:** Records  
**Sent:** Tuesday, 2 June 2015 8:21 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55279 - 12/05/0010 - Paul Robinson

Kind regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

**From:** Paul Robinson [mailto: [REDACTED]]

**Sent:** Friday, 29 May 2015 5:10 PM  
**To:** Records  
**Subject:** ICR55279 - 12/05/0010 - Paul Robinson

Hi. My comment is basically this:- If our rents have decreased by 50% since 2012 then why cant we have our rates decreased the same manner. The fact is you guys will always come up with excuses to charge us more, or come up with excuses to not decrease as much. Lets be fair about all this. When you can grab people by the balls and charge them if they dont pay the rates you guys always make me and the rest of the people feel like we can do nothing and that feels like a fascist government.

--

Regards,

**Paul Robinson**  
 [REDACTED]

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
 For more information please visit <http://www.symanteccloud.com>

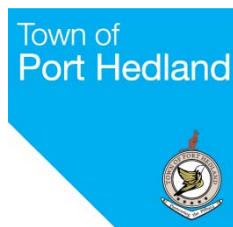
---

## Jessica Dodd

---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 1:30 PM  
**To:** Jessica Dodd  
**Subject:** ICR55315 - 12/05/0010 - FW: 2015/2016 Rating Strategy

For your records.



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
*please consider the environment*

---

**From:** Rae Rae anderson [mailto: [REDACTED]]  
**Sent:** Friday, 29 May 2015 7:54 AM  
**To:** Mal Osborne  
**Subject:** 2015/2016 Rating Strategy

Mayor / Councillors  
 CEO  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards,

Rena Anderson

[Redacted]  
[Redacted]

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

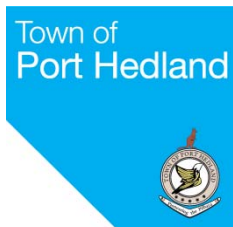
---

## Jessica Dodd

---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 1:29 PM  
**To:** Jessica Dodd  
**Subject:** ICR55314 - 12/05/0010 - FW: Rate Increase Objection!

Another one.



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
*please consider the environment*

---

**From:** Roo [mailto: [REDACTED]]  
**Sent:** Friday, 29 May 2015 4:36 AM  
**To:** Mal Osborne  
**Subject:** Rate Increase Objection!

Mayor / Councillors  
 CEO  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

Roo Hope



Port Hedland

WA 6721

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

Friday 29<sup>th</sup> May 2015

Mayor / Councillors  
CEO  
Town of Port Hedland  
PO Box 41  
Port Hedland 6721

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must

guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards,

Shaun Carr and Robyn Winkler

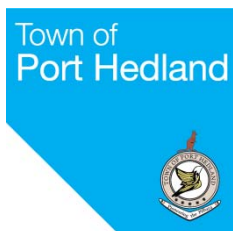
[REDACTED]  
[REDACTED]  
[REDACTED]

## Jessica Dodd

---

**From:** Records  
**Sent:** Tuesday, 2 June 2015 9:41 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55287 - 12/05/0010 - re 167 Greenfields and lot 501 Greenfields.Boodarie.

Regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Barry Pound [mailto: [REDACTED]]

**Sent:** Saturday, 30 May 2015 11:21 AM  
**To:** Records; Mal Osborne  
**Cc:** Kelly Howlett; George Daccache; Jan Gillingham; David Hooper; Julie Hunt; Gloria Ann Jacob; Lorraine Butson; Troy Melville  
**Subject:** ICR55287 - 12/05/0010 - re 167 Greenfields and lot 501 Greenfields.Boodarie.

Mayor / Councillors  
 CEO  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your



expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

**Barry Pound**  
**Rate Payer.**

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

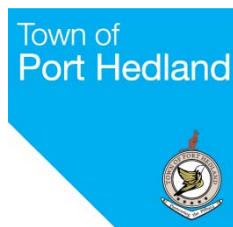
---

## Jessica Dodd

---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 3:10 PM  
**To:** Jessica Dodd  
**Subject:** ICR55321 - 12/05/0010 - FW: Rates Increase

For your records



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
 please consider the environment

---

**From:** Jade Lempochner [mailto: [REDACTED]]  
**Sent:** Saturday, 30 May 2015 4:22 PM  
**To:** Mal Osborne  
**Subject:** FW: Rates Increase

CEO  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721

Dear Mayor & Councilors, CEO

I strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property has reduced in value by 39% and this should trigger a reduction in the rates charged. Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centers category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and

fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business. The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do you raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councilors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years. I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councilors voting decision.

Regards

Jade Lempochner



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

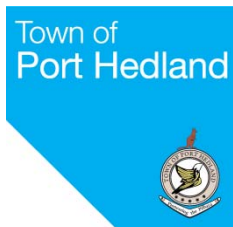
---

## Jessica Dodd

---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 3:10 PM  
**To:** Jessica Dodd  
**Subject:** ICR55320 - 12/05/0010 - FW:

Another one



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
 please consider the environment

---

**From:** bobbii [mailto: [REDACTED]]  
**Sent:** Saturday, 30 May 2015 2:05 PM  
**To:** Mal Osborne  
**Subject:**

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased

living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

Malcolm & Robyn Olive

[REDACTED]

Sent from my Samsung GALAXY S5 on the Telstra 4G network

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

**Jessica Dodd**

---

**From:** Records  
**Sent:** Tuesday, 2 June 2015 9:31 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55284 - 12/05/0010 - Rates revision

Izabela Sandrini  
Administration Officer  
PO Box 41 Port Hedland WA 6721  
9158 9336  
admincs2@porthedland.wa.gov.au  
www.porthedland.wa.gov.au  
facebook.com/townofporthedland

-----Original Message-----

From: Nishantadolagedon [mailto: ]  
Sent: Saturday, 30 May 2015 9:10 PM  
To: Records  
Subject: ICR55284 - 12/05/0010 - Rates revision

To whom it may concern

We are in a disastrous financial state following the rapid depreciation of our house at [redacted] South Hedland.

We were highly encouraged by the then principal of Ray White to buy whilst, quote "there were still houses on the market". He has since left but we are left with a debt of almost \$900,000. I have no idea why he lied to us, he would have known that the market was starting to decline as was the iron ore price. But we were unaware of this and taken for the ride.

We are now forced to advertise the property for \$450 a week and desperate to get a tenant. Any cut in costs to hold the property cannot come soon enough.

If possible we would be happy to submit personal information in order to get a reduction in our rates.

Could you please us of your decision as soon as possible.

Sincere thanks

Simone Hartwig and Don Dolage

Sent from my iPhone

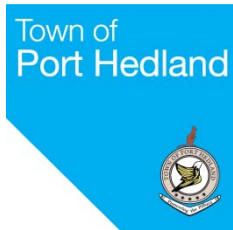
Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any

## Jessica Dodd

---

**From:** Carmen Hanisch  
**Sent:** Wednesday, 3 June 2015 10:18 AM  
**To:** Sid Jain; Peter Kocian; Jessica Dodd  
**Subject:** ICR55328 - 12/05/0010 - FW: Comment Sought on Proposed Rates for 2015/16



**Carmen Hanisch**  
 Senior Rates Officer  
 PO Box 41 Port Hedland WA 6721  
 08 9158 9334 | 08 9158 9399  
[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

**From:** Alan Jones [mailto: [REDACTED]]  
**Sent:** Sunday, 31 May 2015 3:49 PM  
**To:** Carmen Hanisch  
**Subject:** Re: Comment Sought on Proposed Rates for 2015/16

Hi Carmen.

As property returns have fallen by about 80% to what they were two years ago, rate returns should reflect this.

Usually when values rise councils are quick to push up rates quickly. As rates have fallen a rapid response should be similarly forthcoming. This has not taken council by surprise as you generally monitor things closely re. increases.

Two years ago my property returned \$2,700 per week. Today it will only fetch \$500. A large part of the problem is council allowing all of the camps for FIFO. You have let company profits and desires override the welfare of rate payers. If this keeps going Hedland will become a ghost town with nobody paying rates.

To say you will not be increasing residential rates is meaningless. Rates must reflect the fall which has taken place. If that means slashing council projects and staff then so be it.

As things stand, if I cannot sell or lease my property for a reasonable price then I will have to walk away from it, along with several others.

Regards,  
 Alan

On Fri, May 29, 2015 at 3:15 PM, Carmen Hanisch <[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)> wrote:

To the ratepayer,

**The Town of Port Hedland is seeking feedback on its proposed rating strategy for the 15/16 financial year.**

Council has endorsed a proposed rating strategy for 2015/16 and a 0% increase to the rate yield for the residential category. The strategy outlines how we will rate all different types of properties within the Town of Port Hedland area – including residential, industrial, tourist accommodation and mining to name a few.

Rates make up an important part of our budget and ensure we can deliver key services and infrastructure to our community. We look at the range of services we deliver for the community and how much money is needed to fund these – rates make a significant contribution to our revenue structure.

Rates are determined by what's called the 'rate in the dollar' which is applied against a property's gross rental value. Every property in the Town of Port Hedland area has had a new GRV applied to it this year – essentially this is a snapshot that reflects the local area property market at a certain moment in time (1 August 2014). Across the town we saw an average 39% decrease in residential property values, with an average decrease of 31% across all gross rental value categories.

The 0% increase in rate yield across the residential category recognises this decrease in property valuations. It means that the total rates raised for the residential general rate category will not rise – however individual residential properties rates may either increase or decrease depending on a properties' gross rental valuation (GRV) and how this compares to the town's average GRV.

The shopping centre category sees a 20% decrease which we would expect would be passed on to tenants. The decrease will see the shopping centre category equalise with the commercial category within four years.

All other categories, except mining exploration, will see a 3% increase in rate yield. This aligns with our adopted rating strategy and represents a commitment by Council to keep any rate increases consistent with growth in costs such as CPI and local government cost index.

The public consultation process is open until **5 June 2015** and the Town is seeking comment from all ratepayers. You can provide feedback either via email ([council@porthedland.wa.gov.au](mailto:council@porthedland.wa.gov.au)) or letter (PO BOX 41, Port Hedland WA 6721).

For your reference I have attached:

- Media Release from 14 May 2015
- Statement of Objects and Reasons
- Community Conversations PowerPoint Presentation



- Minutes from the Special Council Meeting on 12 May 2015

If you have any queries on the attached documents or if you wish to enquire what this new strategy will mean for your property's rates in particular, please don't hesitate to contact me.

Kind regards,



**Carmen Hanisch**

Senior Rates Officer

PO Box 41 Port Hedland WA 6721  
08 9158 9334 | 08 9158 9399

[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)

[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)

[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

—

---

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

---

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.

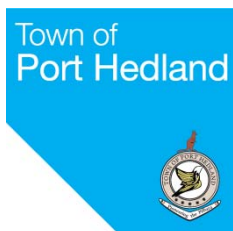
For more information please visit <http://www.symanteccloud.com>

---

## Jessica Dodd

---

**From:** Records  
**Sent:** Tuesday, 2 June 2015 9:30 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55283 - 12/05/0010 - Comment Sought on Proposed Rates for 2015/16



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Brad & Nerrissa [mailto:████████████████████]

**Sent:** Sunday, 31 May 2015 9:29 AM  
**To:** Records  
**Subject:** ICR55283 - 12/05/0010 - Comment Sought on Proposed Rates for 2015/16

To Whom it may concern

As a previous resident of the Town of Port Hedland and an owner of a house in South Hedland, I believe the council is being unfair with its decision not to reduce the rates, given that there has been such a huge decline in GRV. The Town of Port Hedland made the decision to “flood” the market with new housing. This has dramatically affected the owners of property in the Town of Port Hedland.

The increase in property should produce an increase in rate revenue, which in turn should result in a decrease to the current rates for the Town of Port Hedland residents.

It is hard to believe that given that there has been such an increase in properties, both residential and commercial in Port Hedland, that the Town of Port Hedland is not able to reduce the rates to the residents.

Surely the reasoning behind the Town of Port Hedland flooding the market with residential and commercial properties was to create opportunity for rentals, leasing, buying and local council rates for the residents of Port Hedland at a reasonable price that the majority could afford, and to create an environment where the town is not reliant on FIFO, creating opportunity for employment, as well as investing in the local sporting groups that have been hugely affected by the rental and property hike in Hedland over the past 5 -10 years, forcing mining companies to turn to FIFO.

I am personally against the decision not to decrease the rates. Possibly the Town of Port Hedland pricing structure could benefit from enticing the mining companies to employ local or make residential employment mandatory, rather than choosing to take the easy option and create revenue from the residents of the Town of Port Hedland.

Regards  
 Nerrissa Morey

### Privacy and Confidentiality Notice

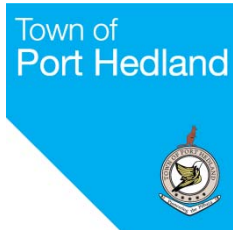
The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

**Jessica Dodd**

---

**From:** Records  
**Sent:** Tuesday, 2 June 2015 9:35 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55285 - 12/05/0010 - Rates.

Regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Cavanagh, Rod RN [mailto: [REDACTED]]

**Sent:** Sunday, 31 May 2015 2:19 AM  
**To:** Records  
**Subject:** ICR55285 - 12/05/0010 - Rates.

The council has got its head in the sand regarding the rates for 2015/2016. they have been hammering ratepayers during the boom times and now wont give anything back when times are tough. They are prepared to drop the rates for businesses in the shopping centres but home owners are not being helped at all. The true drop in the GRV is closer to 50% and our rates should be dropped by that amount as the GRV was always used as an excuse if we complained in the last few years. Lots of properties cant even get tenants even by reducing there rents by over 50%. The council needs to reduce rates as per the GRV and cut there costs as all businesses and wage earners are doing in this tough period. They seem to have the attitude of business as usual.

Regards Rod Cavanagh  
 [REDACTED]

---

This message and any attached files may contain information that is confidential and/or subject of legal privilege intended only for use by the intended recipient. If you are not the intended recipient or the person responsible for delivering the message to the intended recipient, be advised that you have received this message in error and that any dissemination, copying or use of this message or attachment is strictly forbidden, as is the disclosure of the information therein. If you have received this message in error please notify the sender immediately and delete the message.

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
 For more information please visit <http://www.symanteccloud.com>

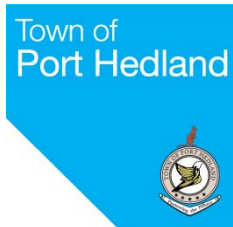
---

## Jessica Dodd

---

**From:** Julie Rouse  
**Sent:** Tuesday, 2 June 2015 3:13 PM  
**To:** Jessica Dodd  
**Subject:** ICR55322 - 12/05/0010 - FW: rates 2015/16

For your records



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
 please consider the environment

---

**From:** gene smith [mailto: ]  
**Sent:** Sunday, 31 May 2015 7:31 AM  
**To:** Mal Osborne  
**Subject:** rates 2015/16

Mayor / Councillors  
 CEO  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

...ron & gene smith.....

[Redacted signature]

[Redacted signature].....

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

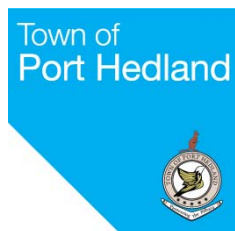
---

**Jessica Dodd**

---

**From:** Records  
**Sent:** Tuesday, 2 June 2015 9:28 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55282 - 12/05/0010 - Comments on Proposed Rates

Kind regards,



**Izabela Sandrini**  
Administration Officer  
PO Box 41 Port Hedland WA 6721  
9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** joel schreiber [mailto: [REDACTED]]

**Sent:** Monday, 1 June 2015 1:31 PM  
**To:** Records  
**Subject:** ICR55282 - 12/05/0010 - Comments on Proposed Rates

Dear Council,

As with all Residential property owners, our land values and rent have gone down considerably which needs special and immediate action on our rates. Funds during boom years needed to be saved for lean years – this is good governance.

Options for maintaining income include leasing sites to businesses for items such as food services at parks, etc. to defray the cost of maintaining the parks i.e. Cemetery beach portable café, etc.  
Better Treasury Management, Facility improvements to reduce energy costs, etc.

Please take into consideration the hardship of the residential rate payers are going through as has been documented already.

Thank you all for your good effort.

Regards,

Joel Schreiber  
Rate Payer  
[REDACTED]

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

Mayor / Councillors  
Town of Port Hedland  
PO Box 41  
Port Hedland 6721

**SUBMISSION ON THE TOPH RATING STRATEGY - DIFFERENTIAL RATING 2015/2016**

Dear Mayor & Councillors,

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price. The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards



Catherine McLaughlin



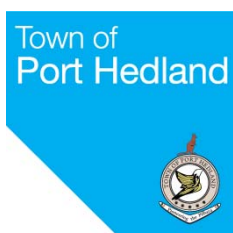
## Jessica Dodd

---

**From:** Records  
**Sent:** Wednesday, 3 June 2015 2:09 PM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55358 - 12/05/0010 - Proposed rating feedback

**Categories:** To Action

Kind regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

**From:** wirlarra [mailto: ]

**Sent:** Tuesday, 2 June 2015 8:49 PM

**To:** Records

**Subject:** ICR55358 - 12/05/0010 - Proposed rating feedback

Dear Council,

My feedback on the proposed rating for this year:

1. Basing the rating on gross rental value is flawed in the first instance, rates should be based on actual value of the property.
2. GRV has fallen by at least 39% on average, why are rates not falling by this value?
3. Some areas have seen much larger decreases than 39% and the rated value should fall to reflect this
4. Costs - input costs have fallen over the last 24 months; has the ToPH been able to reflect this in their operating budget? Or is the 0% increase in rates a reflection of the ToPH being unable to manage costs and budget accordingly?

Overall I am very disappointed in the 0% increase. The Council is so out of touch with ratepayers its ridiculous. Has the Council ever benchmarked rates with other regional towns? I think not because if you had you would feel the shame of ToPH having the highest rates of any location in Australia. Outrageous!

Please review your costs, and our rates to deliver a budget in balance and a real decrease in rates.

Best regards,  
 Mark Piggott

### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.



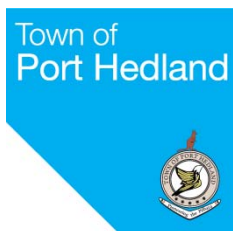
## Jessica Dodd

---

**From:** Julie Rouse  
**Sent:** Wednesday, 3 June 2015 11:58 AM  
**To:** Jessica Dodd  
**Subject:** ICR55354 - 12/05/0010 - FW:

**Categories:** To Action

For your records



### Julie Rouse

Executive Assistant to CEO, Mal Osborne & Mayor, Kelly Howlett  
 PO Box 41 Port Hedland WA 6721  
 (08) 9158 9313 Mobile: 0448 055 013  
[ea@porthedland.wa.gov.au](mailto:ea@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[www.facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)



BEFORE PRINTING THIS E-MAIL  
 please consider the environment

---

**From:** Darryl Brown [mailto: [REDACTED]]  
**Sent:** Wednesday, 3 June 2015 11:35 AM  
**To:** Mal Osborne  
**Subject:**

Kelly & Councilors , I do not believe you should be increasing rates this year , we are currently in the biggest downturn this town has seen, land values dropped, rent halved, hourly rates dropped, staff cuts the list goes on and on we cannot afford it.

Everyone has had to cut back and the council needs to as well starting with staffing levels, then there is the story of a 20% discount to the shopping centers I just can't believe that .

PLEASE DO NOT PUT UP THE LAND RATES

Darryl Brown

### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
 For more information please visit <http://www.symanteccloud.com>

---

Dean Marlow  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

3<sup>rd</sup> June 2015

Town of Port Hedland  
 Chief Executive Officer  
 PO Box 41, Port Hedland WA 6721  
[council@porthedland.wa.gov.au](mailto:council@porthedland.wa.gov.au)

Dear CEO, Mayor and Councilors:

I am writing this letter in response to the proposed rating strategy for 2015/2016 financial year endorsed by Port Hedland Council.

As a long term resident of Port Hedland (34years) and having been a rate payer for approximately 20 years, only now have I become concerned enough in these proposed changes and the potential impacts they could have on the future prosperity of our town that I write this letter.

Whilst I appreciate the challenges that local government faces in regards to funding the infrastructure and services provided to our community. It appears to me from reviewing the information provided to rate payers (Rating Strategy, Community conversation presentation 11 May 2015, Statement of Rating Objects and Reasons for the 2015/2016 rating year and SCM minutes) that this is a short sighted and ill-conceived strategy which will be detrimental to future of Port Hedland.

The approach I will take in structuring my feedback is to reference key points as described in the "Community Conversation" presentation.

#### **What's the process? (Page 9)**

The process as outlined on this slide is missing an important step, whereby the TOPH must investigate all avenues to reduce operating expenditure before directly passing operating costs onto rate payers.

#### **How do valuations come into it? (Page 12)**

There is a misleading statement made in this slide, dot point 3 "Every property is valued". My understanding is that only some properties are valued and others are categorized based on these assumptions.

Can it be explained how new developments in older areas are valued as it is quite common to have the following scenario.

*In a single street you could have, new house built on an old block, 30 year old brick house and a 35 year old fibro house?*

### **Proposed rate in the dollar and minimum payment (Page 14)**

I am very concerned that the Shopping centre has the equivalent rate in the dollar as residential properties. How can a large company that has made substantial profits from Port Hedland residents secure a reduction of 20%?

### **Proposed rates model (Page 19)**

As a long term resident and rate payer in Port Hedland this particular point is the most disturbing and has the potential to impact the future of the town the most. The headline statement that the TOPH have used to advertise and promote the new rating strategy is extremely misleading "0% INCREASE IN RATE YEILD FOR RESIDENTIAL PROPERTIES". Having discussed this with other rate payers they were unaware that if their property **ONLY** realised a decrease of 38% they would in fact have their rates increased!!

I am most disappointed that the TOPH recognizes that home owners and investors have on average seen a 39% decrease in GRV of residential properties, however this has in no way been reflected in the rating strategy.

The 20% reduction afforded to the shopping centre should also be passed onto other rate payers particularly residential and industrial categories to encourage home ownership and investment in small business.

In closing I must strongly object to the rating strategy proposed by the TOPH. I personally have been affected by the recent downturn in the mining industry having been made redundant late last year.

Although I have desire to remain in Port Hedland, ever increasing living costs will inevitably drive families like mine which are the fabric of small communities out of town.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favor of the ratepayers.

Sincerely

Dean Marlow

Mayor / Councillors  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721

### SUBMISSION ON THE TOPH RATING STRATEGY – DIFFERENTIAL RATING 2015/2016

Dear Mayor & Councillors,

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price. The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

*Karen Ballantyne.*

[Redacted signature block]



Mayor / Councillors  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721

**SUBMISSION ON THE TOPH RATING STRATEGY – DIFFERENTIAL RATING 2015/2016**

Dear Mayor & Councillors,

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price. The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards



LEANNE ASHWORTH  
 2.6.15



PORT HEDLAND

Mayor / Councillors  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721

**SUBMISSION ON THE TOPH RATING STRATEGY – DIFFERENTIAL RATING 2015/2016**

Dear Mayor & Councillors,

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price. The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

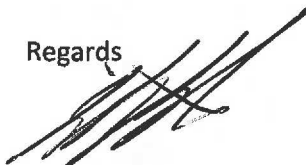
Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards



STEVE ASHWORTH, ( [REDACTED] ) PORT HEDLAND  
 02/06/15.

Mayor / Councillors  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721



**SUBMISSION ON THE TOPH RATING STRATEGY – DIFFERENTIAL RATING 2015/2016**

Dear Mayor & Councillors,

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price. The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

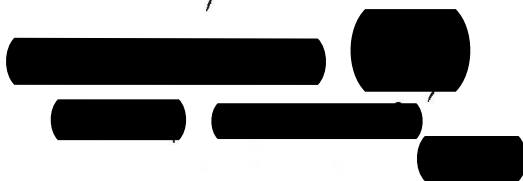
Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

*Mandy Lewis*  
 MANDY J. LEWIS



Mayor / Councillors  
Town of Port Hedland  
PO Box 41  
Port Hedland 6721



## SUBMISSION ON THE TOPH RATING STRATEGY – DIFFERENTIAL RATING 2015/2016

Dear Mayor & Councillors,

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price. The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

VICTOR J. PLOOS-HORAND.

SOUTH HEDLANDS 6702.



Mayor / Councillors  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721



**SUBMISSION ON THE TOPH RATING STRATEGY – DIFFERENTIAL RATING 2015/2016**

Dear Mayor & Councillors,

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price. The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

Tricia Hebbard

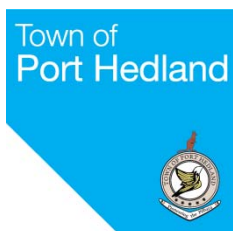
Andrew Wood

## Jessica Dodd

---

**From:** Jessica Dodd  
**Sent:** Wednesday, 3 June 2015 9:21 AM  
**To:** Jessica Dodd  
**Subject:** ICR55323 - 12/05/0010 - FW: TOPH Rating Strategy

Another one



**Jessica Dodd**  
 Executive Assistant, Corporate Services  
 PO Box 41 Port Hedland WA 6721  
 Ph: (08) 9158 9371 Fax: (08) 9158 9399  
 Email: [eacs@porthedland.wa.gov.au](mailto:eacs@porthedland.wa.gov.au)  
 Web: [www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)

---

**From:** Wayne Ness/Galaxy Promotions [<mailto:> [REDACTED]]  
**Sent:** Wednesday, 3 June 2015 12:04 AM  
**To:** Mal Osborne  
**Cc:** Wayne Galaxy  
**Subject:** TOPH Rating Strategy

Mayor / Councillors  
 CEO  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland 6721

Dear Mayor & Councillors, CEO

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards  
Wayne Ness



Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2015.0.5961 / Virus Database: 4355/9922 - Release Date: 06/02/15

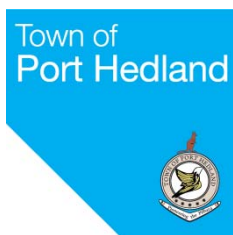
## Jessica Dodd

---

**From:** Records  
**Sent:** Friday, 5 June 2015 8:26 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55404 - 12/05/0010 - REPLY - Comment Sought on Proposed Rates for 2015/16 - Narelle Maiolo

**Importance:** High

Kind regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Narelle Maiolo [mailto:████████████████████]

**Sent:** Thursday, 4 June 2015 6:57 PM  
**To:** Carmen Hanisch  
**Cc:** Records  
**Subject:** ICR55404 - 12/05/0010 - REPLY - Comment Sought on Proposed Rates for 2015/16  
**Importance:** High

Hi Carmen,

Can you please pass my feedback on regarding the Rating Strategy as mentioned below -

We have 3 properties in Port Hedland and as everyone knows the last 12 months has been an incredibly difficult time to try and preserve and maintain not only jobs but properties.

There have been so many people losing their homes, businesses and with that comes the emotional strains, relationship strains and the severity of people taking their lives as being the worst outcome of all. The town is under extreme pressure and the Shire of Port Hedland should be taking stock and being in allowance of this pressured time and to take considerations to help their community survive and make them feel supported. It is hard enough to keep families and residents in the North West locations so surely we would not want to push them out due to the high demands of their supposed support network, the Shire of Port Hedland.

To increase rates to the residents and home owners but decrease the rates for shopping centres is outrageous. If the community cannot afford to pay their rates, they will leave or worse still lose their homes and the community will fall apart.

As a home owner and a previous long term community member I request the Shire of Port Hedland reconsider their proposal to increase residential rates to give people a chance to recover and keep the community solid.

Regards,  
 Narelle Maiolo

---

**From:** Carmen Hanisch <[snrratesofficer@porthedland.wa.gov.au](mailto:snrratesofficer@porthedland.wa.gov.au)>

**Date:** Friday, 29 May 2015 4:20 pm

**Subject:** Comment Sought on Proposed Rates for 2015/16

To the ratepayer,

**The Town of Port Hedland is seeking feedback on its proposed rating strategy for the 15/16 financial year.**

Council has endorsed a proposed rating strategy for 2015/16 and a 0% increase to the rate yield for the residential category. The strategy outlines how we will rate all different types of properties within the Town of Port Hedland area – including residential, industrial, tourist accommodation and mining to name a few.

Rates make up an important part of our budget and ensure we can deliver key services and infrastructure to our community. We look at the range of services we deliver for the community and how much money is needed to fund these – rates make a significant contribution to our revenue structure.

Rates are determined by what's called the 'rate in the dollar' which is applied against a property's gross rental value. Every property in the Town of Port Hedland area has had a new GRV applied to it this year – essentially this is a snapshot that reflects the local area property market at a certain moment in time (1 August 2014). Across the town we saw an average 39% decrease in residential property values, with an average decrease of 31% across all gross rental value categories.

The 0% increase in rate yield across the residential category recognises this decrease in property valuations. It means that the total rates raised for the residential general rate category will not rise – however individual residential properties rates may either increase or decrease depending on a properties' gross rental valuation (GRV) and how this compares to the town's average GRV.

The shopping centre category sees a 20% decrease which we would expect would be passed on to tenants. The decrease will see the shopping centre category equalise with the commercial category within four years.

All other categories, except mining exploration, will see a 3% increase in rate yield. This aligns with our adopted rating strategy and represents a commitment by Council to keep any rate increases consistent with growth in costs such as CPI and local government cost index.

The public consultation process is open until **5 June 2015** and the Town is seeking comment from all ratepayers. You can provide feedback either via email ([council@porthedland.wa.gov.au](mailto:council@porthedland.wa.gov.au)) or letter (PO BOX 41, Port Hedland WA 6721).

For your reference I have attached:

- Media Release from 14 May 2015
- Statement of Objects and Reasons
- Community Conversations PowerPoint Presentation
- Minutes from the Special Council Meeting on 12 May 2015

If you have any queries on the attached documents or if you wish to enquire what this new strategy will mean for your property's rates in particular, please don't hesitate to contact me.

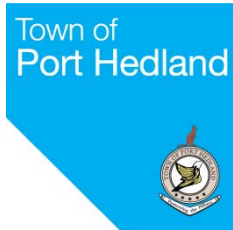
Kind regards,

**Jessica Dodd**

---

**From:** Records  
**Sent:** Friday, 5 June 2015 8:37 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55405 - 12/05/0010 - Rates - Paul Smeaton

Kind regards,



**Izabela Sandrini**  
Administration Officer  
PO Box 41 Port Hedland WA 6721  
9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Mandy [mailto: [REDACTED]]

**Sent:** Thursday, 4 June 2015 5:28 PM  
**To:** Records  
**Subject:** ICR55405 - 12/05/0010 - Rates

Hi,  
I was disgusted to read the Council minutes 12/05/2015 advising some residential rates will rise? You protect the shopping centre yet we small business owners suffer as well. If my rates should rise even though the gross rental value has lowered, this council shall receive more media attention than they can stomach.

Kind regards

Paul Smeaton  
Smeaton Transport Pty Ltd  
[REDACTED]

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

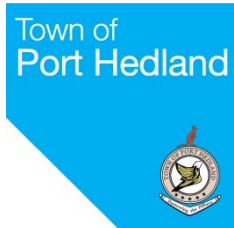
This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

**Jessica Dodd**

---

**From:** Records  
**Sent:** Thursday, 4 June 2015 8:25 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55370 - 12/05/0010 - Submission- differential rating 2015/16



**Izabela Sandrini**  
Administration Officer  
PO Box 41 Port Hedland WA 6721  
9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Hi loh s.o. [REDACTED]

**Sent:** Thursday, 4 June 2015 8:22 AM  
**To:** Records  
**Subject:** ICR55370 - 12/05/0010 - Submission- differential rating 2015/16

Hi Mr Mal,

I am a property owner at [REDACTED] South Hedland.

I begged to disagree with your assessment of the drop of Gross rental value of property in South Hedland. My property had sit empty for certain months and rental value has dropped by more than 70% in a space of a few months since. I feel that the council rate should reduce by 50% from the previous rate.

I could no longer afford to pay the very high council rate that you are currently charging to ratepayer in town. Councillor and council staff should consider playing their part in helping ratepayer. Everyone else is dropping their salary. Expenses need to cut from your council. Circumstances are no longer the same and your council has to consider the pain that you ratepayers are suffering.

Thank you for your kind consideration.

Regards,  
Siew Loh  
[REDACTED]

**Jessica Dodd**

---

**From:** Carmen Hanisch  
**Sent:** Friday, 5 June 2015 1:46 PM  
**To:** Jessica Dodd; Peter Kocian; Sid Jain  
**Subject:** ICR55455 - 12/05/0010 - FW: Comment Sought on Proposed Rates for 2015/16

**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** Friday, 5 June 2015 1:45 PM  
**To:** Carmen Hanisch  
**Subject:** Re: Comment Sought on Proposed Rates for 2015/16

Carmen

I cannot understand that a 39% drop in housing values does not allow us a reduction in rates , as I believe the rates are struck on a dollar value as assessed by the Valuer General's office .

Anthony Brown  
Owner and ratepayer  
[REDACTED]

-----Original Message-----

**From:** [Carmen Hanisch](#)  
**Date:** 29/05/2015 4:23:00 PM  
**Subject:** Comment Sought on Proposed Rates for 2015/16

To the ratepayer,

**The Town of Port Hedland is seeking feedback on its proposed rating strategy for the 15/16 financial year.**

Council has endorsed a proposed rating strategy for 2015/16 and a 0% increase to the rate yield for the residential category. The strategy outlines how we will rate all different types of properties within the Town of Port Hedland area – including residential, industrial, tourist accommodation and mining to name a few.



Rates make up an important part of our budget and ensure we can deliver key services and infrastructure to our community. We look at the range of services we deliver for the community and how much money is needed to fund these – rates make a significant contribution to our revenue structure.

Rates are determined by what's called the 'rate in the dollar' which is applied against a property's gross rental value. Every property in the Town of Port Hedland area has had a new GRV applied to it this year – essentially this is a snapshot that reflects the local area property market at a certain moment in time (1 August 2014). Across the town we saw an average 39% decrease in residential property values, with an average decrease of 31% across all gross rental value categories.

The 0% increase in rate yield across the residential category recognises this decrease in property valuations. It means that the total rates raised for the residential general rate category will not rise – however individual residential properties rates may either increase or decrease depending on a properties' gross rental valuation (GRV) and how this compares to the town's average GRV.

The shopping centre category sees a 20% decrease which we would expect would be passed on to tenants. The decrease will see the shopping centre category equalise with the commercial category within four years.

All other categories, except mining exploration, will see a 3% increase in rate yield. This aligns with our adopted rating strategy and represents a commitment by Council to keep any rate increases consistent with growth in costs such as CPI and local government cost index.

The public consultation process is open until **5 June 2015** and the Town is seeking comment from all ratepayers. You can provide feedback either via email ([council@porthedland.wa.gov.au](mailto:council@porthedland.wa.gov.au)) or letter (PO BOX 41, Port Hedland WA 6721).

For your reference I have attached:

Media Release from 14 May 2015

Statement of Objects and Reasons

Community Conversations PowerPoint Presentation

Minutes from the Special Council Meeting on 12 May 2015

**Jessica Dodd**


---

**From:** Records  
**Sent:** Friday, 5 June 2015 4:09 PM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55457 - 12/05/0010 - Submission - differential rating 2015/16 - Benjamin Charles Corfield

Kind regards,

Izabela Sandrini  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
 admincs2@porthedland.wa.gov.au  
 www.porthedland.wa.gov.au  
 facebook.com/townofporthedland

-----Original Message-----

From: Ben Corfield [mailto:  
 Sent: Friday, 5 June 2015 3:47 PM  
 To: Records  
 Subject: ICR55457 - 12/05/0010 - Submission - differential rating 2015/16

Dear Sir/Madam

I disagree with the councils proposed increase of the 2015/16 rate in \$.

The property market is experiencing a severe downturn with rents and values in free fall but the council is simply adjusting their rates up to claw back the income from the drop in GRV.

Property owners should benefit from the drop in GRV not just have the council raise rates to counter it. We have been overpaying rates for most of the current financial year because of the property crash. Even the new GRVs are too high especially since it will not be changed for three years and rents will drop further leaving rates payers overpaying again.

Even the government is cutting mining fees to assist the miners through this difficult time. The government will assist the miners but how is the council assisting the property owners? The rate in the \$ just continues to go up. I realise the adjustment was made to cover budget requirements but it seems the budget is for ongoing development that is coming at a time when it is only going to devalue property further.

Buyers are heavily discouraged from investing in South Hedland due to the high cost of ownership from council rates, insurance and water as well as being too volatile a market. We hear nothing positive about the town and it's future anymore. Newspapers and investment groups talk of a ghost town being built and property vandalism and consistently advise all to stay away.

According to the real estate agents hundreds of properties are vacant and cannot even lease due to the extreme competition in housing and a falling population and work force. With low rents or even no tenants investors are struggling to pay costs as it is. These high costs of ownership together with only foreseeable capital loss and a very high risk of no tenants or low quality tenants that don't pay their rent means owning in Hedland has become very undesirable. Even many banks will not support lending for Hedland.

I have invested in and supported Hedland and its trades with renovations and repairs only to be left with capital losses in the \$100,000s. I and many other investors and developers would have been far better off to have never tried to improve and renovate any properties or add or contribute to the town financially in any way but contributing to local business is vital for the town and I thought I was doing the right thing. Unfortunately we have been shown that it is too financially risky and of far greater benefit to just take any funds out of the area rather than reinvest and support local businesses. I hope this doesn't remain the case. Perhaps a rebate or credit incentive scheme to renovate or rebuild old properties would help restart the revitalisation, support local business and restore some confidence.

I hope the council is able to support property investors and home owners through this tough time and regain faith and investment interest in the town. It would be great to hear some positive news about the property market and the councils development achievements and attractions to help stimulate interest again.

Regards Ben Corfield

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

## Jessica Dodd

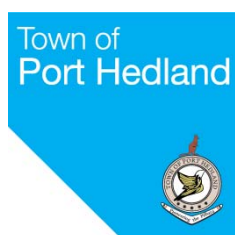
---

**From:** Records  
**Sent:** Friday, 5 June 2015 4:12 PM  
**To:** Sid Jain; Carmen Hanisch; Brett Reiss  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55458 - 12/05/0010 - Rates & Airport - Brian Raeburn

Good afternoon,

Please see below. I will add the Airport file on this document too.

Kind regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** PH Glazing & BM [mailto:████████████████████]

**Sent:** Friday, 5 June 2015 3:59 PM  
**To:** Records  
**Subject:** ICR55458 - 12/05/0010 - Rates & Airport

Mal Osbourne and Councillor's

My name is Brian Raeburn, as a rate payer of the Town of Port Hedland I do not think the rates should rise at all. In fact they should drop as the rents have dropped!! We have had to wear rate rises in previous year as rents have gone through the roof! (GRV)

If you are an investor (renting your house out) your rates are tax deductible, we live in our own house but have to pay on GRV and that is not fair ( especially for our elderly folk)  
 The street I live in very rarely gets the verges done, kerbs are broken, the bus stop got blown away in a cyclone three years ago and was never replaced, and you only see a street sweeper when its rates time.  
 The Towns gardeners spend more time planting weeds on Anderson street and after a month or so pulling them out, your team have planted a nice tree on the corner of Darlot and Anderson which blocks the view of oncoming traffic from the west, who's thinking?  
 Not to mention the amount of dead palm trees around town due to lack of water and termite damage, there are three dead at the roundabout in south. ( I heard the palms that died in the west end cost 20k each) and there was about 6 or more of them that died.

I've seen the slasher mower working on a Saturday, isn't that overtime!

My property on Hardie St has storm drains that are overgrown with weeds, these drains are the ones that drain the town and should be kept clean as a priority.

Camps in town should be rate the same as a one bedroom unit ( one bedroom in a camp is rated same as one bedroom unit in the town ) how much more would that raise?

The council has been running top heavy and needs to cut costs, not pass them onto rate payers as an increase.

GRV has gone down! And so the rates should follow, the highly paid staff on the hill should take a pay cut, I did, to keep my business going.

And on the Airport, isn't this an income producing asset? The town needs to keep assets to help produce income on a yearly basis. If it is leased out for short term gain who will own it? A fly in and out company!

It is getting harder and harder to stay a local!

Regards

Brian Raeburn



#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

Mayor / Councillors  
Town of Port Hedland  
PO Box 41  
Port Hedland 6721

Date 05.06.15

**SUBMISSION ON THE TOPH RATING STRATEGY – DIFFERENTIAL RATING 2015/2016**

Dear Mayor & Councillors,

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price. The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

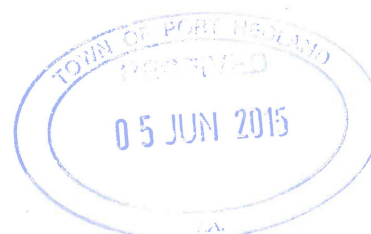
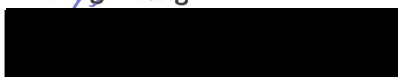
Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

  
Maung Z Sang



Mayor / Councillors  
Town of Port Hedland  
PO Box 41  
Port Hedland 6721

Date 05.06.15

### **SUBMISSION ON THE TOPH RATING STRATEGY – DIFFERENTIAL RATING 2015/2016**

Dear Mayor & Councillors,

I am strongly object to the Town of Port Hedland Rating Strategy 2015/16, because as a ratepayer I am not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price. The fact is residential property have reduced in value by 39% and this should trigger a reduction in the rates charged.

Before any rate increase is considered, I require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Before any rate increase is considered, I request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved to show a true devaluation of our properties.

Before any rate increase is considered the Town of Port Hedland should be reducing operational costs and resolving any financial mismanagement. Budget and estimate the Council's income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

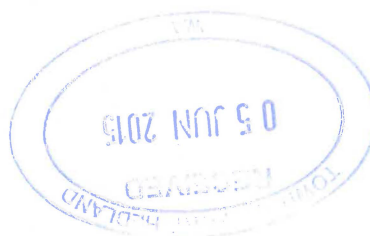
Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

I urge you to consider this submission against endorsing the current Rating Strategy for 2015/2016 and vote in favour of the ratepayers as I know my vote at the next election as a ratepayer will be reflecting each individual Councillors voting decision.

Regards

  
Sarah Sang



Mr. Ronald G Attwood,

  
5<sup>th</sup> June 2015

Port Hedland Mayor & Councillors  
Town of Port Hedland  
PO Box 41,  
PORT HEDLAND WA 6721

Dear Mayor & Councillors,

**RE: SUBMISSION ON THE TOPH RATING STRATEGY  
DIFFERENTIAL RATING 2015 – 2016.**

I strongly object to the Town of Port Hedland proposed Rating Strategy for the period 2015/16. As a long term ratepayer I am not in a financial position to absorb any proposed rates due to the obvious economic downturn created by the severe drop in the iron ore price resulting in the reduced rental value by 39% ; which justifies a reduction in the current rates levied on property owners in the Port Hedland Town boundary.

Prior to further rate increases to property owners the Town of Port Hedland must provide us with the same reduction of 20% of rates recently proposed for the Shopping Centres category (Charter Hall and the Boulevard) in the 2015/16. (Advertised by the Town Page 11; TOPH rating strategy). These Companies are Public Funded Companies who have the capacity to absorb the rates and also offset these costs through Taxation; unlike owner occupiers who cannot offset these costs through Taxation. It has been reported the both Coles and Woolworths made profits of millions of dollars, it is anticipated that this trend would continue because of the numbers of local people who support these services and will not fly out!

It is vital that prior to any rate increase be approved that the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012/2015. Focus of this valuation must include the dramatic increase in the total number of additional houses in that period either new and/or upgrades which would reflect a more concise information to either devaluation and/or increase the rates on private properties in the Port Hedland Town Boundary. This information should also include those properties which are not paying rates and the number and status of these properties including ownership.

Prior to rate increases the Port Hedland Town Council should complete an independent Operational Review to ascertain areas where there is duplication of services, programs, staffing levels and/or financial expenditure which could be reduced due the downturn of services resulting from the impact of the Iron Ore price and reductions of Mining Staff to the town.

The Port Hedland Town Council must consider the small business community in the town who also continue to be impacted by the ongoing increase to rates in the area especially the owner operators




who are struggling to cover existing operational costs and maintain services and employment levels in their businesses.,

To ensure that the Port Hedland Town Council complies with its obligations under the Local Government Act it should demonstrate Accountability, Transparency, Equity, Social Justice and Good Governance to the Port Hedland Community at large.

I understand that the Council has obligations to provide services and the rate payers are instrumental in providing the financial means to achieve many of the required objectives however there has been many complaints about the provision and maintenance of core infrastructure which has been overlooked by the Council to have focused on projects which are costly and which are not meeting the needs of the target group! There should be more accountability by the Council to comply with the budget and approved projects rather than redirecting funds at quarterly reviews which raises issues about accountability and compliance relating to both financial and planning and subsequently good governance.

As long term residents and rate payers to my knowledge there has never been a rate reduction in the Port Hedland Town Boundary and we urge you to consider your actions in respect the proposed rate increase for the 2015/16.

Respectfully submitted.



---

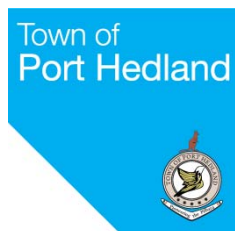
Ron Attwood

**Jessica Dodd**

---

**From:** Records  
**Sent:** Friday, 5 June 2015 11:31 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55423 - 12/05/0010 - Rates - Stephen Walsh

Kind regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Steve Walsh [mailto: [REDACTED]]

**Sent:** Friday, 5 June 2015 11:12 AM  
**To:** Records  
**Subject:** ICR55423 - 12/05/0010 - Rates

Dear CEO, Mayor and Councillors

RE: Submission for Rating Strategy 2015/16

As the property owner of [REDACTED] South Hedland I would like to provide my feedback towards the proposed rating strategy and model for 2015/16. I understand that investing in property is a risk. My property's rent has only recently dropped by about \$800 and you can imagine what that means regarding loan repayments. As my property is on the minimum rate each year I am hoping to see a reduction or at least no 3% increase in minimum rate which would reflect the Council's commitment to no increase on the residential rate category.

As per your council meeting minutes from 12/5/2015 it states that 622 properties are on the minimum and if they were on the minimum last year also it will mean that they will automatically receive a 3% increase. That's already 10% of all properties in the residential category.

As a permanent resident of the Town I also don't want the quality of services around Town to drop and I understand that the Council must still manage to balance their books. However if my request to lower the minimum rate could be considered it would be much appreciated.

Kind regards,  
 Stephen Walsh

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

**From:** Camilo Blanco [mailto: ]  
**Sent:** Thursday, 28 May 2015 9:01 PM  
**To:** Kelly Howlett  
**Cc:** David Hooper; George Daccache; Jan Gillingham; Julie Hunt; Lorraine Butson; Troy Melville; Gloria Ann Jacob  
**Subject:** ratepayers association

Mayor / Councillors  
Town of Port Hedland  
PO Box 41  
Port Hedland 6721

Dear Mayor & Councillors,

On behalf of the ratepayers association we strongly object to the endorsement and adoption of the Town of Port Hedland Rating Strategy 2015/16, as we, the ratepayers are not in a financial position to absorb any potential rises in rates due to the obvious economic downturn created by the severe drop in the iron ore price.

The fact is residential property has reduced in value by 39% and this basic fact should reflect a reduction in the rates charged.

Before any rate increase is considered, we require the same 20% rate reduction implemented across Residential, Industry and Commercial properties as is proposed for the Shopping Centres category (Charter Hall and The Boulevard) in the 2015/16 rating strategy advertised by the Town. (Page 11, TOPH rating strategy).

Calculating the rate percentage increase including 'minimum rated properties' dramatically averages down the percentage increase. Before any rate increase is considered, we would like to see the calculation presented without the minimum rated category included in the calculation on all rating categories.

Before any rate increase is considered, we request the rating valuations model be reviewed to take into consideration the overall increase in the number of properties between 2012 and 2015, specific consideration given to the dramatic increase in the total number of extra properties in that period, be it improved or unimproved. That above mentioned consideration should be calculated (subtracted) into the reduced valuation of properties across the residential, commercial and industrial properties, affectedly calculating the same amount of properties as the 2012 valuation, this will then show a true devaluation of our properties.

Before any rate increase is considered, we believe the Town of Port Hedland should be reducing its operational costs and resolve the ongoing financial mismanagement we have witnessed as this issue requires intense scrutiny and correction. The basic principles of the budget is to estimate your income and allocate your expenditure accordingly. Not the policy of the Town of Port Hedland where they calculate the expenditure and increase rates to obtain this income.

Before any rate increase is considered, consideration must be given to the state of Port Hedland's small business district. It has become impractical to operate a business in this town due to the continuous increases in operational costs that burden owner-operators. This directly affects all people residing within our town. Limited job opportunities, serious reduction in available basic services and ongoing increased living costs to the local resident. The Town needs to support small business sustainability in the Town by reducing the costs associated with rates and fees and charges. At the end of the day the residents are paying for the increased costs inflicted on small business.

The Town of Port Hedland continues to state the reason rates are required to increase is because we demand the Town to supply a host of services, but when we look around at our core infrastructure, the neglect has been allowed to continue for years. Why do raise rates yet the towns infrastructure continues to erode? Before any rate increase is considered the Town and Councillors must guarantee the expenditure in the budget is actually spent on its allocation in the original budget and not redirected in the quarterly reviews, as has been the case for years.

Regards

Camilo Blanco  
Vice President

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

—

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

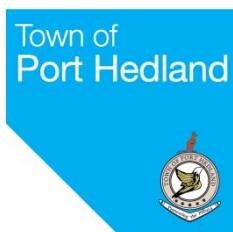
---

## Jessica Dodd

---

**From:** Records  
**Sent:** Friday, 5 June 2015 4:36 PM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55459 - 12/05/0010 - feedback on its proposed rating strategy for the 15/16 financial year - Michelle and Brett Nethercote

Kind regards,



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Michelle Cheal [mailto:████████████████████]

**Sent:** Friday, 5 June 2015 4:28 PM

**To:** Records

**Subject:** ICR55459 - 12/05/0010 - feedback on its proposed rating strategy for the 15/16 financial year

Dear Sir/Madam

Thank you for the opportunity to provide feedback on the TOPH's proposed rating strategy for 2015/16.

We are owner occupiers of our house in Port Hedland and as a rate payer of many years we have seen our rates increase each year exponentially. During this time our town had been swept up in the "Mining Boom" which as an owner occupier didn't provide us with any additional income from our property though we have felt the increases each time whereby they have been increasing "in line with the increase in gross rental value" which corresponded to a higher rates payable by us.

In prosperous times it is good business management to bank on the good times to save for the rainy days so to speak. Now that the gross rental value (GRV) has been decreasing for a number of years we still have not seen a reduction in our rates or to the running costs of holding a property in the TOPH. We previously have contacted the Office of State Revenue regarding how the GRV were remaining high after our town had seen a reduction to GRV and were advised that they would be revisiting our town yet we have not once seen a reduction to our rating value or our overall rate costs.

That's great that The Shopping Centre category is seeing a 20% reduction though as an owner occupied property that does not sit fairly for us. We can not claim any of these absorbent holding costs unlike commercial property, shopping centre or Mining categories. Stand by your voters and reduce the GRV rate to an acceptable level in line with the reduction of rents.

A question asked many times over regarding why the Mining category is not charged rates in line with the amount of property utilised in our region when that sector could more afford it is long overdue and needs to be addressed at a State level. Start the enquiry now into this situation!

As the TOPH doesn't have exact figures on how many homes will be affected by the proposed rating

strategy provides us with no confidence in the success of this strategy for current rate payers . Why are these figures not able to be provided to us in the documents?

We urge you to reconsider the proposed strategy and reduce the rates for residential property owners as we have paid high rates during the high times and now it is time to stand by your cohort of rate payers and provide some relief to what is now a decline in rents and property values in our town when this would be gratefully received.

Yours sincerely

Michelle and Brett Nethercote

#### Privacy and Confidentiality Notice

The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

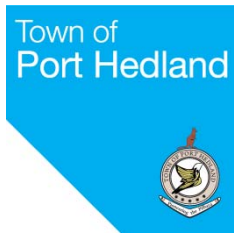
This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

## Jessica Dodd

---

**From:** Records  
**Sent:** Thursday, 4 June 2015 8:55 AM  
**To:** Sid Jain; Peter Kocian; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55373 - 12/05/0010 - Proposed Rate Strategy - 2015/16 - The Esplanade Hotel



**Izabela Sandrini**  
 Administration Officer  
 PO Box 41 Port Hedland WA 6721  
 9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** GM @ The Esplanade Port Hedland [mailto:████████████████████]  
**Sent:** Thursday, 4 June 2015 8:51 AM  
**To:** Records  
**Subject:** ICR55373 - 12/05/0010 - Proposed Rate Strategy-2015/16

Dear Mr Kocian,

I refer to the recent notification we have received with regard to the above and this email is also in response to our meeting of the 27th of May.

This email serves as our official objection to the proposed rate increase to our rating category of "Tourist Accommodation".

It is difficult to support any increase on the following basis.

1. Our GRV has in fact fallen by 23 percent and our rates are proposed to increase by some 20 percent which did to me appear somewhat strange. At our meeting of the 27th of May you did advise that the increase was due to the fact that 2 properties "The Landings" & "Black Rock Caravan Park" have been removed from their previous category of "Mass Accommodation" to our category of "Tourist Accommodation". Now the fact that these properties cater more specifically to the FIFO market is another issue, but then to advise that the hole left in the rates revenues due to their re-classification must be then born by only 2 properties in the "Tourist Accommodation" category and they are The Hospitality Inn and my property the Esplanade is extremely difficult to comprehend.

You did advise that out of all the properties within our category we were the two in which there valuations were the least effected by the Valuer General.

As previously stated the methodology in this decision is difficult to accept and in my view extremely unfair.

2. It is common knowledge that Port Hedland is experiencing one of its most difficult periods and that the towns previous financial stability is no longer. Although I wish not to express a "Doom and Gloom" outlook, but I will advise that it is difficult to balance the books at the end of each month, with the ongoing pressures of the Transient Workers Camps it is becoming more difficult to attract clientele to the hotel.

Obviously we run an extremely lean operation and have reduced our costs within to the bear minimum and then to have an additional \$20,000 cost to be added is an expense we cannot afford and will require further reductions in staffing and therefore service standards will be effected.

In closing I request a review of the proposed rates increase with the hope that it can be either not proceeded with or more evenly distributed amongst the other properties within our rate category.

Yours Faithfully.



THE ESPLANADE HOTEL  
PORT HEDLAND • WESTERN AUSTRALIA

**Andrew Ziems | General Manager**

*The Esplanade Hotel | Port Hedland | Western Australia*

Phone | 08 9173 9700 Fax | 08 9173 2100

Email | gm@ehph.com.au

Website | www.theesplanadeporthedland.com.au



### Privacy and Confidentiality Notice

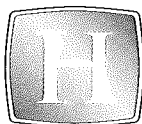
The information contained herein and any attachments are intended solely for the named recipients. It may contain privileged confidential information. If you are not an intended recipient, please delete the message and any attachments then notify the sender. Any use or disclosure of the contents of either is unauthorised and may be unlawful. Any liability for viruses is excluded to the fullest extent permitted by law.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---





# HOSPITALITY

PROPRIETARY LIMITED

21 May 2015

The CEO Town of Port Hedland  
PO Box 41  
Port Hedland WA 6721

Dear Sir,

*RE: Objection to Proposed Differential Rates 2015/16 and assessment A121270.  
Hospitality Inn Port Hedland, 1-9 Webster Street, Port Hedland.*

I refer to a letter received from your office (your reference: Proposed Differential Rates 2015/16) and accompanying documents ("Rating strategy community Conversation", Statement of Rating Objects and Reasons" and "Notice of Meeting and Agenda Special Council Meeting").

We hereby confirm that we object to the assessment on the basis that the proposed increase of over 15% to our property is unfair, inequitable, exorbitant and oppressive in all the circumstances.

For some reason we seem to be getting treated much worse than the average – by something like 5 times if the averages shown in your report are correct.

Please help us to understand why our business has been hammered by the Council at every turn:

1. Firstly the Council has failed to carry out its own commitment outlined below in respect of the workers camps which has destroyed our once successful business and
2. Secondly in these rate increases which come at a time when our business is already making a loss thanks to Council's above decisions and
3. Thirdly our business is clearly being singled out for additional unfair treatment within our own sector given we are being hit with 5 times the average increase for rates in our category.

Our Motel has been operating in Port Hedland for more than 40 years and like similar accommodation ventures in the town has survived many booms and busts and provided support for the Town and employment for many of its residents for all of that time.

Sadly over recent years we have endured major downturns in revenue because of:

- 1) A cyclic decline in corporate business in the region,
- 2) An increase in supply of beds available to the public and
- 3) The Council's wrongdoing - in that they have very deliberately failed to carry out their own obligations as the regulator to prevent workers camps acting as hotels.

---

Hospitality Pty Ltd (ABN 71 009 050 560)

Head Office: 206 Adelaide Terrace, Perth WA 6000 Correspondence: PO Box 6005, East Perth WA 6892  
T: (08) 9425 5555 F: (08) 9425 5566 E: info@hospitality.com.au W: www.hospitality.com.au

Given that the oversupply of hotel rooms has been caused by the Council's own actions – Council became deeply involved in attracting these investments and then in providing land as a landlord to some of the contractors that developed these illegal hotel rooms in so-called “workers camps” - that are now and have for years now been operating in direct competition with the hotel sector - outside proper planning regimes with the support and concurrence of the Council itself and what is worse is that Council is reputed to be earning more than a million dollars a year in rentals from the camps on their land.

And this all has happened despite prior assurances from the Council to the Hotel Industry that the workers camp sites would not be offering rooms to the public and would only be offering accommodation to FIFOs - who as we all know stay a minimum of 14 days at a time and are not clients of hotels anyway in most situations.

Your Statement in your report says in connection with the background for the decisions that have been applied to the rates applied to Tourist Accommodation Facilities that: “whilst these accommodation providers do provide short term accommodation for visitors, there is strong evidence to suggest there is significant unmet demand for short stay accommodation in Port Hedland” ...

With the greatest of respect this is absolute rubbish – please provide us with the evidence. There is no evidence of that whatsoever in the information we receive regularly from the other hotels. If Council is still referring to studies done a number of years ago that are clearly out of date then Council should invest some time talking to its own ratepayers to get some more up to date information.

There is in fact a chronic oversupply of hotel accommodation in the town because of the Councils meddling in the supply process and the illegal supply Council has encouraged large workers camps to be developed.

Sadly as soon as there was a downturn, these camps started taking in any guest they could attract and Council has for years allowed these camps to flaunt the Council's own planning guidelines.

That is not a good look at the best of times but when Council's ethical position is further compromised because Council continues to take a massive sum in annual rental from the workers camps constructed on the Council's own land then it looks dreadful at best.

Please send all the people you can find that comprise this unmet demand to our location as our occupancies have halved since the introduction of TWA's and we run most of the time at well below 50% occupancy and our average room rate has dipped significantly – meaning that we have lost a fortune thanks to the Council and its tenants competing with us. And things are not and have not improved.

The calculations and explanations in your report seem to us to be fatally f

You identify that the average increase in rates over the area in this period i.e. 2015/16 over 2014/15 is an increase of 3%.

Then you say that the average change in GRV for our category is a negative 27%.

So our property's GRV which shows a negative of 23.41% seems to indicate that there are others even worse off than us in your minds – and heaven help them – because we did not lose as much GRV as the average. It seems that we missed the average by about 2.59%.

So one would expect that if the average rates have increased by only 3% and our GRV has gone up relative to the average by a 2.59% of the 3% - that our final rate should be expected to increase by something like 3% increased by another 2.59% of the 3% - or 3.007% - or something of the like.

BUT our rates go up by \$8,000 or a massive 15.15% increase! **More than five times the average** you are claiming.

All we can conclude is that we have been singled out for very special treatment and of course we worry about whether we are now being punished for speaking up about the Council's inappropriate handling of the workers camps affair. To increase one operator's share by more than 5 times the average when nothing has changed in terms of our property shows some very special treatment and none of it good.

In your report you talk of a "Special Council Meeting Agenda" and you state that the total rates from the Tourism sector (10 properties) will increase from \$914,119 to \$941,543, an increase of \$27,424.

In 2014/15 we paid rates of \$53,085 – or 5.8% of the total rates collected for the sector of \$914,119.

The total increase this year for the sector is \$27,424 - we are being told that we must fund \$8,000 of that, being 29.3% of the \$27,424 sector increase.

It seems to us that there are either some serious errors in your numbers - or in the way you have calculated our rates – or we are somehow being singled out for a special attack.

Most importantly, this is on top of Council's attacks on us as a part of its own tourism industry through its handling of the workers camps issue.

This ridiculous rate rise is one step too far – Council cannot expect its accommodation operators to pay increased rates when everyone in the sector is currently losing money thanks to Council's own meddling in a market that they clearly do not understand.

Accordingly we hereby :

1. Request that Council check all the numbers and the rationale in the Report as the numbers seem to make no sense when applied to our particular situation and
2. Request that Council review the rates calculation pertaining to our property to make sure that they are not shown incorrectly on the information we have been given – because they show us carrying a completely an unfair proportion of the increase rates for the sector and
3. object to the 1 August 2014 valuation of our property which would not in anyone's wildest dreams support a GRV of the number allocated.
4. Offer to rent our property to the Council so Council might take advantage of the increased demand for accommodation that Council seem to be the only people in the world who know about it – so that clearly represents an opportunity for Council to capitalise on and

5. Request that Council forthwith breathes some life into its tourist accommodation rate-payers by forthwith enforcing its own by-laws and planning conditions and acting like a reputable planning body with respect to the workers camps.

If Council wants us to be able to pay its rates then it needs to begin properly enforcing its own by-laws and planning conditions on the workers camps by restricting them to only providing accommodation and food and beverage services to people who are genuinely within the definition of workers – ie FIFO's and others who visit these camps and book and pay for a minimum of 14 nights and who are in town on business with the mining companies that were supposed to operate the camps.

If you wish to discuss any aspect of this letter, please contact the undersigned on 9425 5555.

Yours sincerely,



**Jayson Mehnert**  
GENERAL MANAGER AND CHIEF FINANCIAL OFFICER  
Hospitality Pty Ltd

5 June 2015

Town of Port Hedland  
Council Chambers  
McGregor St, Port Hedland

By email: [council@porthedland.wa.gov.au](mailto:council@porthedland.wa.gov.au)

Dear Sirs

### **ROY HILL HOLDINGS PTY LTD - RESPONSE TO PROPOSED RATES STRATEGY**

On 14 May 2015 Mayor Kelly Howlett invited public comment on the Town of Port Hedland's proposed rating strategy, which had previously been endorsed by Council.

Roy Hill Holdings Pty Ltd (**Roy Hill**) provides the following comments on the proposed rating strategy:

- (a) The increase in rates imposed on the "Mass Accommodation" category is discriminatory. The document entitled "Statement of Rating Objects and Reasons" issued by the Town of Port Hedland (**TOPH Statement**) states:

*"Transient Workforce Accommodation Facilities therefore provides for 16.7% of the population. It is therefore not unreasonable to expect that this percentage (or approximate) be reflected with the rates revenue generated"* (see also commentary at paragraph (b) below)

However the TOPH Statement also concludes that the properties falling within the "Mass Accommodation" category have suffered a 51% fall in valuation.

In contrast, Council is proposing that there is no increase in the total rate yield from residential properties "...given that valuations have decreased by an average of 39%...". In fact Council is proposing that 3067 properties which fall within the "Residential" category (or 49% of rateable assessments) for those properties will receive a reduction in rates from 2014/2015.

The discrimination is clear – in the case of the "Mass Accommodation" category, Council seeks to ignore the decrease in the valuations of those properties to justify the substantial increase in the "rates in the dollar" figure from 9.912 cents in 2013/2014 to 28.6116 cents in 2015/2016, whereas in the case of the "Residential" category, Council seeks to justify its proposal not to increase the total revenue from this category by reference to the 39% decrease in residential valuations.

- (b) Council's suggestion (quoted in para (a) above) that the proportion of rates revenue generated from the "Mass Accommodation" category is appropriate because the revenue reflects the proportion of the Town population is fundamentally flawed. Clearly, the principle ignores the fact that properties in the commercial, industrial, shopping centre, "mining improved" and "mining vacant" categories all pay rates. If the same principle were applied to those categories

the owners of those properties would not pay any rates whatsoever.

- (c) Council has not explained the reasons why the Shopping Rates are proposed to be decreased by 20%. Council has suggested that the 20% decrease is "... with a view of equalising the Shopping Centre rate in the dollar with the Commercial rate in the dollar within 4 years". The TOPH Statement provides that:

*"...the shopping centres generate high volumes of pedestrian and traffic movements, resulting in increased road and streetscape maintenance requirements, additional onsite parking needs and the requirement to install additional traffic treatments. The Town is also required to provide additional litter collection services to these areas."*

Since these additional obligations imposed on the Town in relation to the "Shopping Centres" category do not necessarily apply to the general "Commercial" category (for example, high volumes of pedestrians and traffic movements, increased road and streetscape maintenance), Council has not explained the reasons why Council is seeking to equalise the "rate in the dollar" applicable to both the shopping centre category and the commercial category.

- (d) Council has taken into consideration the substantial decrease in the GRV of residential properties in the Town in determining the appropriate rates increases applicable to the residential category. However, Council in determining the rates increases applicable to the commercial, industrial, shopping centre, mass accommodation and "mining improved" and "mining vacant" categories should also take into account the adverse economic conditions which have severely impacted on businesses in the Town. Clearly the profitability and the viability of all businesses has been adversely affected by the substantial decrease in the price of iron ore in recent months. Council should take that into account when determining the appropriate level of increase applicable to each category.

If you have any further queries about any aspect of this letter please contact Bill Hart or Andrew Barclay by email on [andrew.barclay@royhill.com.au](mailto:andrew.barclay@royhill.com.au) or by phone on 6242 1056.

Yours faithfully



Mr Andrew Barclay  
Senior Legal Officer  
Roy Hill Holdings Pty Ltd



**Office** 1/6 Anderson Street, Port Hedland, WA 6721  
**Postal** PO Box 95, Port Hedland, WA 6721  
**Phone** 08 9173 1737 **Fax** 08 9173 1022  
**Email** info@phcci.com.au  
**www.phcci.com.au**



CEO  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland WA 6721

5<sup>TH</sup> June, 2015

### Ratings Strategy

Dear Mal,

On behalf of the members of this organisation I submit for your comment our objections to the proposed rate increases for the 2015/16 financial year.

It is realised a significant reduction in the land values of properties have been received, however the following rate increases are proposed, do cause us some concern I refer mainly to the following classifications.

**RESIDENTIAL**  
 Increase of 64.7%.

**COMMERCIAL**  
 Increase of 15.6%.

In the case of residential it is estimated that 49% of rate payers will receive a reduction, and 51% will receive the increase of 64.7%.

With reference to commercial, the increase of 15.5% will be incurred by approximately 50% of rate payers.

**INDUSTRIAL**  
 Properties receive a minor decrease of 13.35% with the high values receiving an increase of proportional percentage amount according to their land valuation.

**SHOPPING CENTRES**  
 Have received a 20% reduction, I trust this will be passed on to the appropriate tenants.

As indicated there are substantial increases on rates payable to the Town of Port Hedland, particularly when there is a sharp decline in the industry and retail small business, this cannot continue under the present climate.

# PORT HEDLAND



Chamber of Commerce Inc

As quoted by our President at the recent rates seminar, it is time some of the proposed expenditure of the Town of Port Hedland is curtailed to your income received, small businesses are at present experiencing these difficulties and are taking the appropriate action to minimize their costs.

Land value reduction is of little benefit if the rates are increased accordingly, small business is a major contributor to the economy of the town, we wish to encourage same to continue these services and at the same time ensure that the business is viable and not destroyed by over cost of rates.

I have not expanded on individuality on rates incurred, as they will be reliant on the assessment by the Valuer General on the defined properties.

I would extend my thanks to Peter Kocian for the assistance and clarification of the rating strategy in the preparation of this report.

Regards

A handwritten signature in black ink, appearing to read 'A A Carter'.

A A Carter  
Managing Secretary  
Port Hedland Chamber of Commerce





PO Box 2153, South Hedland WA 6722  
shba6722@gmail.com  
Mobile: 0417902717  
Fax: 08 9172 2365

02 June, 2015

CEO

Town of Port Hedland

Civic Centre, McGregor St

Port Hedland WA 6721

Dear Mal

**RE: Public Comment Rating Strategy 2015/16**

Thank you for the opportunity to provide comment on the Town's rating strategy for 2015/16.

While the SHBA has concerns relating to parts of the proposed strategy which are detailed below, the Association in general understands the formulation and is supportive.

We request however that the Town consider the enormous financial stress that has been placed on businesses in the face of the mining downturn over the past 18 months. Add to this the latest GRV which returned gross under valuations which have affected the equity positions of many businesses and threatened their viability.

The Association is well aware of the Town's position in relation to the provision of services, maintenance and asset renewal program, and it's vision to be *a nationally significant, friendly city that people are proud to call home.*

We stress that the base line of this is to ensure a diverse and resilient economy, a community where the Town is supported in its vision, and on the flip side where the Town understands its responsibility to support the local community and economy in adverse times. The reality is that without the people there is no Town and there is no vision.

Acknowledging the above the following reflects the comments and feedback from members:

- Request the Town review its expenditures relating to staff, plant & equipment, and asset renewal to reduce the 3% increase to all general rates categories it has proposed for the coming **15/16 financial year only**, to be closer to a no increase situation for **all** categories and reductions where identified by the Town. To show support and acknowledge the current hardship faced by the community it represents
- The SHBA welcomes the Town's initiative to address the imbalance in rates in the dollar value between Shopping Centre and Commercial over the next 4 years. We believe this to be a fair outcome for SME's trading in those Centres providing relief for those businesses
- At the very minimum our members wish the town to consider alternative options to fund the equalisation of rates from other sources rather than a general spreading over the whole commercial category. It is noted that this a over a 4 year period
- Request that if the Town is unable to accommodate any of the Association's suggestions, it undertakes to quarantine any budget surpluses for 2015/16 and allocate same to the 2016/17 rates formulation

In line with the promotion of sustainable SME and economic diversification the Association request the Town's consideration of the following:

1. Workshop with SME's and industry on the Town's strategy to attract population, support existing businesses and attract new enterprises. Including rate discounting or other incentives
2. Partner with Town and PHCCI to commence a ***Keep it Local = Business, Jobs, Reinvestment and Community*** campaign.

3. Investigate introduction of ***Port City Local Card*** similar to a loyalty card that entitles local residents to rate incentives and discounts at Town's facilities such as Matt Dann, airport parking, SHAC and Gratwick Aquatic Centre etc.

In closing the SHBA is committed to working with the Town to ensure a diverse, robust and thriving business sector which will service and support the community of Port Hedland.

Yours in Business

Gloria Jacob

President



The following response by Hedland First National (HFN) to the Town of Port Hedland (TOPH) FY14/15 rating strategy has been drafted on the behalf of our diverse range of property owning rate payers, having had a senior member of staff attend the community briefing on 15 Mar 2015 and subsequent correspondence with the Manager Financial Services regarding the matter generally.

The message being given by TOPH to the community regarding the upcoming FY rating strategy places heavy emphasis on the fact that TOPH is aiming to not increase the overall rating yield. That is, that the total pool of rates collected by TOPH will remain constant year on year, at around \$26 million. We believe that a lack of emphasis has been made in the discussion regarding what this means to the individual regarding their effective rate of taxation and more broadly, issues surrounding the TOPH's recurrent spending obligations in what are now tough economic conditions in our community.

The Valuer General's assessment, as at August 2014 has indicated an average 39% reduction in the rateable values of residential property in the community. As a result of these falling values, the cents in the dollar rate for residential property will increase from 3.5c/\$ to 5.7c/\$ for the next financial year. This in essence hands property owners a 63% increase in the effective rate of taxation they are paying in the way of rates compared to last year. Approximately half of Port Hedland rate payers are going to see their rates remain unchanged or increase in the next FY at a time where the capital value and income from their properties has in most instances fallen by at least 30%.

TOPH should clearly articulate to the community why the above situation is occurring and accept the debate on its appropriateness or otherwise. Essentially TOPH is in a unique position to any other business entity in this community, in that it has the capacity to set its own revenue in a key revenue stream, ultimately achieved by adjusting upward the rate of taxation on rate payers. What TOPH has decided to do for the upcoming year is choose to keep its revenue constant despite a significant drop in the economic climate; a highly enviable position as viewed by business and property owners in the community undoubtedly.

The significant increase in the rate in the dollar will not be ignored by the community and should have been highlighted and addressed by TOPH. It may be that 5.7c/\$ is an appropriate rate when compared with other Local Government jurisdictions and it was the previous 3.7c/\$ based on our booming house prices that was the anomaly. If that is the case, we see little reason why TOPH hasn't focused on including this point in the discussion and educating the community.

### **Recurrent Spending - Expenses**

The debate about the appropriateness of TOPH's taxation (revenue) cannot be had in isolation to the discussion on its recurrent spending obligations. If rate payers are expected to accept in essence a 63% increase in the rate of taxation then TOPH should also show that prior to this, it has taken adequate steps firstly to address discretionary recurrent spending. The statement of objections and reasons for the rating strategy indicate that TOPH is modelling a 3% increase in costs in line with Local Government Cost Index forecasts. We question if this state-wide assumption on the level of inflation in local government cost is actually appropriate to apply to TOPH. In fact, we would argue that with the significant **disinflationary** pressures being faced in our localized economy, TOPH should actually be capable of aggressively **reducing** recurrent spending obligations and should not simply be applying a state average cost growth to the calculations.



Take for example TOPH employee costs. We note that the last stated budget position is for an annual increase in employee costs of 2.5% P/A without the addition of staff (ie: 2.5% P/A pay rises for existing staff). By way of additional example, TOPH is currently advertising for the position of Director of Community and Development Services with an indicated salary package of \$239,706.

Most businesses across all industries in the North West are undertaking forced pay reviews that are anecdotally seeing employees' salaries drop anywhere from 5-30%. It seems TOPH has set itself aside from this economic reality and decided to continue to increase wages by 2.5% annually for its employees and offer lucrative executive remuneration (using rate payers' funds). The brutal realisation that the private sector has and is going through; that the incomes of two years ago were appropriate at a point in time in the economic cycle, cannot simply be ignored in the public sector. Public sector employees were compensated during the strong upswing to ensure a relative pay balance with private sector equivalents and compensate them for the unusually high cost of living in the region. With private sector pay rates falling and cost of living pressures normalizing (housing costs down 30-70% for example), why is it appropriate that public sector employees retain and inflate their boom time pay scales and be the only people in the community doing so?

### **Mass Accommodation (TWA's)**

At the community briefing, it was highlighted that Mass Accommodation properties contribute approximately 16% of the rate yield. We believe that camps offer very little to the social fabric of our town and feel that the community is well past ready to see a reduction of their function in our town. Undoubtedly they have been a significant causal factor in the speed and depth of the fall in the local property market now effecting rate payers. Now that the construction workforces are gone, their raison d'etre has gone and it is time for TOPH to reassess TWA's role in our community and start planning for their exit. It is important that TOPH communicate a plan exists to replace the revenues of the TWA's. An extension of their leases to facilitate TOPH spending requirements is not an acceptable outcome.

### **Shopping Centre Reductions**

While we support actions to reduce the cost impost on small local business, we note that the major beneficiary of the 20% reduction in the Shopping Centre rates will be the large national anchor tenants. We feel it is entirely appropriate that the Shopping Centre pay a higher rate than other commercial property and disagree with the policy of attempting to normalise the Shopping Centre rate with the commercial property rate. The South Hedland Shopping Centre enjoys a significant benefit in ancillary infrastructure and general activity around it due to the primacy of its location and function in the community. The planning considerations given to the community structure around the shopping centre and the public and private sector capital attracted to the precinct gives its owners and tenants an uplift not enjoyed by other commercial property.

The reduction of rates payable by the Shopping Centre eventually has to get picked up by other rate payers in the community. The taxation burden has simply been reduced for Charter Hall's anchor tenants and increased for the Hedland community. In accepting the premise of Charter Hall's submission, TOPH has ultimately chosen the interests of out-of-town big business over that of local small business and property owners.



### **Note – Valuer General's Audits**

The proposed rate of 5.7c/\$ is based on the Valuer General's audit as at 1 Aug 2014. We can advise that rateable values will have fallen significantly between the assessment date and 1 Jul 2015. This means the true effective rate of taxation being paid by property owners now will be higher than the quoted figure. We would suggest that TOPH gives consideration to advocating with the Valuer General's office for more regular assessments. While a 3 year valuation cycle is undoubtedly appropriate in a relatively stable property market such as Perth; it may also be appropriate to make special consideration in highly volatile property markets. We understand that this would not affect greatly the individual's contribution to the rate yield (as it is the relative values to other rate payer's properties, not the absolute value that matters); it would however provide for a more accurate cent/\$ rate. We believe the 5.7c/\$ now already understates what the property owners will actually be paying in the FY15/16 by as much as 40%-50%.

### **Conclusion**

Not increasing the overall rate yield for the upcoming FY was a good starting principle. We note however that TOPH assumptions in the rating strategy of ongoing 3% inflation in the cost of local government makes no consideration of the fact that TOPH operates in a local economy where everyone from resources companies to small business to individuals are seeing revenue reductions and are actively *reducing* costs. TOPH cannot shield itself from this process and ask the community to carry the burden. Tough and effective decisions will need to be made commensurate with the tough economic times now being felt in our community.

Morag Lowe

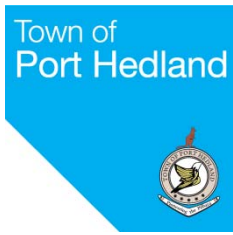
Principle,

Hedland First National

## Jessica Dodd

---

**From:** Records  
**Sent:** Tuesday, 2 June 2015 10:38 AM  
**To:** Sid Jain; Carmen Hanisch  
**Cc:** Jessica Dodd  
**Subject:** FW: ICR55294 - 12/05/0010 - Rates



**Izabela Sandrini**  
Administration Officer  
PO Box 41 Port Hedland WA 6721  
9158 9336  
[admincs2@porthedland.wa.gov.au](mailto:admincs2@porthedland.wa.gov.au)  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)  
[facebook.com/townofporthedland](https://www.facebook.com/townofporthedland)

---

**From:** Luke Dujmovic [mailto: [REDACTED]]

**Sent:** Tuesday, 2 June 2015 10:13 AM  
**To:** Records  
**Subject:** ICR55294 - 12/05/0010 - Rates

Dear Port Hedland Council,

As Rate payers, DTMT has been a local business in Wedgfield for over 20 years.

DTMT currently Lease 20,000 Square Metres of land in the Wedgfield area and understand that the outgoings on this property are going to rise by 3%.

DTMT has managed to negotiate a 40% Reduction in Rent with the Land lord and know the landlord will also be seeking to re review the outgoings given the climate currently.

Whilst the location was previously poised to take advantage of mining expansion services both current and future, DTMT currently has had a reduction of work considerably whilst all major players have ceased future projects along with any expansions.

We are requesting that the council review the current Rates for location

[REDACTED]  
[REDACTED]

If you require to contact me, I can be contacted on 9 494 4013.

Regards

**Luke Dujmovic**

Manager  
Asset Management and Services

[REDACTED]

Rate rises to industrial properties

To whom it may concern

In regards to the rate increase for industrial properties of 3% how are we supposed to survive?

I have a small business which has seen the number of my clients half in the last months

I would have thought you would be lowering the property rates as our property value has

Devalued considerably in the last 12 months and many are finding very hard to pay for all

Our property's upkeep and outgoing expenses

Just cannot fathom your thinking in sending small business to the wall with your ongoing rate rises

Pat Wottke

Wedgefield Cattery and Small Dog Kennels



5 June 2015

Mr Mal Osborne  
Chief Executive Officer  
Town of Port Hedland  
A Civic Centre, McGregor Street  
Port Hedland WA 6721

via email: [council@porthedland.wa.gov.au](mailto:council@porthedland.wa.gov.au)

Dear Mr Osborne

### **Submission on Differential Rating Strategy 2015/16**

The Chamber of Minerals and Energy of Western Australia (CME) welcomes the opportunity to comment on the Town of Port Hedland's differential rating strategy for 2015/16 and is pleased to lodge this submission on behalf of its members, several of which are ratepayers in the town.

CME is the peak resources sector representative body in Western Australia. CME is funded by its member companies, which generate 95 per cent of the value of all mineral and energy production and employ 80 per cent of the resources sector workforce in the state.

In 2014, the value of Western Australia's mineral and petroleum production was \$114.1 billion. Iron ore accounted for approximately \$65.1 billion of production value to be the state's most valuable commodity. Petroleum products followed at \$25.1 billion, with gold third at \$8.7 billion.

Notwithstanding the recent decline in the price of several export commodities, the estimated value of royalty receipts the state received from the resources sector still composed almost 20 per cent of estimated total state revenue in 2014/15, or around \$5.34 billion. A substantial portion of this royalty revenue has been returned to regional and remote communities under the Royalties for Region initiative.

Fluctuating prices for commodities, for which the state's resources sector companies are price takers in global markets, coupled with Australia's comparatively high construction and operation costs, have increased the pressure on these companies in recent years.

In response, companies have made substantial efforts to increase their productivity with an increased focus on improving their business processes and reducing costs within their control. Reducing imposed costs by all levels of government is also essential for enabling companies to remain competitive.

While many projects remain profitable, the challenging conditions have been clearly reflected in recent announcements by companies including Atlas Iron, Mount Gibson Iron, BC Iron and Fortescue Metals Group. These announcements have a real effect on local contractors, businesses, communities and Local Government Authorities (LGAs).

LGAs have undoubtedly faced similar budgetary pressures in recent years and the former Minister for Local Government has encouraged LGAs to maximise their rates revenue through differentiated rates categories and the adoption of gross rental value (GRV) ratings for certain resources sector interests in accordance with the government's policy, which has been operating for a three year trial period from 1 July 2012.

### ***Considerations in rating strategies***

CME worked extensively with the government, Western Australian Local Government Association and Association of Mining and Exploration companies to develop the trial of the GRV policy, which aims to provide certainty for ratepayers and LGAs as to which resources sector assets can be GRV rated and to improve the process for transitioning these interests to GRV ratings in accordance with the *Local Government Act 1995*.

CME supports the continuation of the policy beyond the end of the trial period and is currently in consultation with the Department of State Development to determine the approach to do so from 1 July 2015.

When developing their rating strategies, LGAs should adhere to the guidance provided in the GRV policy and in the related policies released by the Department of Local Government and Communities (DLG) to clarify other aspects of the rate determination process.

Specifically, guidance as to the considerations of the Minister for Local Government when making a determination regarding rateable land (s. 6.26 of the *Local Government Act 1995*), valuation of land (s. 6.28), differential rates (s. 6.33), minimum payments (s. 6.35), giving notice (s. 6.36) and valuation of land for mining interests (ss. 6.28 and 6.29).

It is also important the Minister for Local Government, through DLG, ensure adherence to these policies when making a determination regarding differential rates and the adoption of GRV ratings for resources sector companies. In making the determination, the policies also indicate the overarching principles of objectivity, fairness and equity, consistency, transparency and administrative efficiency should also be considered.

### ***Proposed rating strategy in the Town of Port Hedland***

The consultative approach the Town of Port Hedland has adopted in developing its rating strategy, demonstrated understanding of the policies relevant to rate setting, and commitment to no net increase in rates revenue collected for 2015/16 are all commendable.

The proposed introduction of the 'UV mining exploration' differential rating category is also welcome and recognises the government's recent legislative amendments to arrest increases in rates for holders of minerals and petroleum exploration licences that occurred as an unintended consequence of Landgate updating its valuation process.

However, the proposed review of rateable properties with the aim of determining "foregone revenue attributable to State Agreement Acts" appears unnecessary and not within any of the policy guidelines. State Agreement Acts are contractual arrangements between a project proponent and the government outlining the roles and responsibilities of each party in developing the project.

These agreements typically indicate the proponent is responsible for the construction and maintenance of their own private infrastructure and services such as roads, electricity, water and waste, which would otherwise be funded by LGAs and for which rates are levied. As such, rates revenue has not been foregone in all circumstances where a project has been developed under a State Agreement Act.

Furthermore, in some instances proponents with projects under State Agreement Acts have voluntarily agreed with their respective LGAs to transition to GRV ratings, increasing their rates payable, in addition to maintaining private infrastructure and services. Many proponents also voluntarily fund other causes in their host LGAs, such as local sponsorship and community infrastructure.

While seemingly not included in the proposed differential rating categories for 2015/16, the description of the 'UV mining improved' category in the rating strategy is also concerning. By definition, UV ratings should apply to land not subject to capital improvements. In the case of resources sector land with capital improvements, the GRV rating policy clearly identifies the

relevant land and capital improvements that can be subject to increased rates payable by applying GRV ratings. Application of UV ratings to land with capital improvements beyond those provided for in the GRV policy is not appropriate.

CME encourages the Town of Port Hedland to continue to engage closely with ratepayers and to consider the potential impact of any additional rates payable for resources sector companies in the future, as these may ultimately impact its own income in the event of any further changes to the profitability of resources sector operations within the Town of Port Hedland.

Should you wish to discuss these issues further, please do not hesitate to contact Ms Shannon Burdeu, Manager – Economics & Tax, on 08 9220 8514 or [s.burdeu@cmewa.com](mailto:s.burdeu@cmewa.com), or Mr Chub Witham, Manager – North West on 08 9220 8515 or [c.witham@cmewa.com](mailto:c.witham@cmewa.com).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Reg Howard-Smith', written over a faint circular stamp or watermark.

Reg Howard-Smith  
**Chief Executive**