

**COUNCIL MEETING: 25 JULY 2023**

**REPORT 11      2024-2033 LONG TERM FINANCIAL PLAN**

**Replacement Page 19 of the Long Term Financial Plan attachment 11.1.**

The original plan had the sentence: There are **five** years where the loan borrowings exceed the \$35 million, however from year 9 the total loan borrowings is reduced to below the total loan amount of \$35 million.

The sentence has been changed to read: There are **eight** years where the loan borrowings exceed the \$35 million, however from year 9 the total loan borrowings is reduced to below the total loan amount of \$35 million.

**Replacement Pages 47-50 of the Long Term Financial Plan attachment 11.1.**

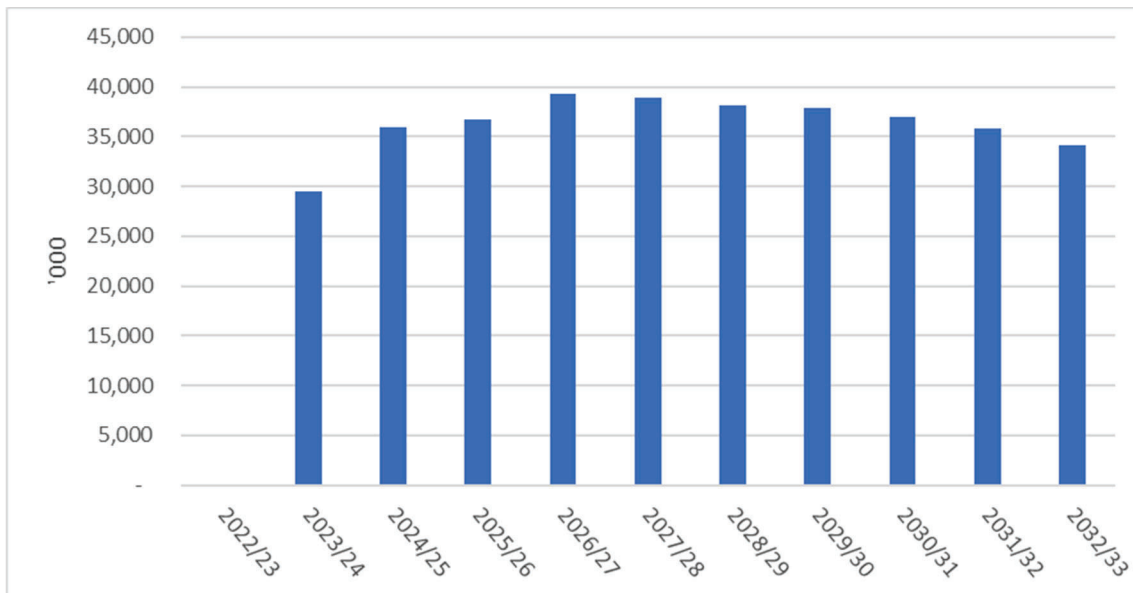
2017/2018 column was included by error. The column has been removed.

**REPORT 12      BUDGET ADOPTION 2023/2024**

Additional information to Attachment 12.4 List of Submissions for advertising Rate in the dollar. The City received a petition containing 209 signatures and a further 71 names of residents requesting a review of its proposed 4.95% rate increase to 3% for the 2023/24 financial year.

loan borrowings is \$10.9 million due to the construction of the City's operations facility. There are eight years where the loan borrowings exceed the \$35 million, however from year 9 the total loan borrowings is reduced to below the total loan amount of \$35 million.

The implementation of the borrowing strategy will result in the following total outstanding debt/principal levels over the course of the Plan:



## Rates Strategy

Local governments impose rates on land within their district to raise revenue to fund the services, programs and facilities provided to the community. The amount of local government rates payable is calculated using the following formula:

- Valuation of land (GRV)\* x Council's set rate in the dollar

\* Land is valued by the Valuer General (State Government) using either the Unimproved Value (UV) method or the Gross Rental Value (GRV) method. The method applicable for the City has been designated Gross Rental Value. As the valuation is conducted by the Valuer General, the City has no control over this part of the formula.

The City may impose a single general rate which applies to all the properties in the gross rental value category or alternatively, the City can distinguish between land based on its zoning, use or whether it is vacant land (or other characteristic set out in regulations), or a combination of these factors, and apply a differential general rate to each. The purpose of a differential rate is to ensure

# Attachment 5 Reserves

## Reserves Summary

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Opening balance	49,506	40,745	34,862	33,890	31,411	31,583	32,083	32,533	33,033
Amount set aside / Transfer to Reserve	6,122	200	75	-	-	-	-	-	-
Amount used / Transfer from Reserve	(14,884)	(6,083)	(1,047)	(2,479)	173	500	450	500	500
Closing Balance	40,745	34,862	33,890	31,411	31,583	32,083	32,533	33,033	33,533

## Detail

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>(a) Building</b>									
Opening balance	1,282	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313
Amount set aside / Transfer to Reserve	31	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-
	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313
<b>(b) Parking</b>									
Opening balance	488	500	500	500	500	500	500	500	500
Amount set aside / Transfer to Reserve	12	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-
	500	500	500	500	500	500	500	500	500
<b>(c) Asset Management</b>									
Opening balance	18,120	11,761	6,831	5,956	3,557	3,730	4,230	4,679	5,179
Amount set aside / Transfer to Reserve	1,000	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	4,076	(2,562)	(867)	(1,738)	173	500	500	500	500
Amount used / Transfer from Reserve	(11,435)	(2,368)	(8)	(661)	-	-	(50)	-	-
	11,761	6,831	5,956	3,557	3,730	4,230	4,679	5,179	5,679
<b>(d) Cultural Centre</b>									
Opening balance	2	2	2	2	2	2	2	2	2
Amount set aside / Transfer to Reserve	-	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-
	2	2	2	2	2	2	2	2	2
<b>(e) Museum</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve	-	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
<b>(f) Property Acquisition</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve	-	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
<b>(d) Sustainability</b>									
Opening balance	409	319	242	170	170	170	170	170	170
Amount set aside / Transfer to Reserve	10	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	(100)	(78)	(72)	-	-	-	-	-	-
	319	242	170	170	170	170	170	170	170
<b>(e) Waste Facilities Reserve Fund</b>									
Opening balance	5,029	5,333	5,200	5,100	5,020	5,020	5,020	5,020	5,020
Amount set aside / Transfer to Reserve	304	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	(133)	(100)	(80)	-	-	-	-	-
	5,333	5,200	5,100	5,020	5,020	5,020	5,020	5,020	5,020
<b>(j) Community Improvements</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve	-	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
<b>(k) Traffic Bridge</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve	-	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
<b>(l) Tims Thicket Septage</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve	-	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
<b>(m) Tims Thicket Inert</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve	-	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
<b>(n) Inert Landfill</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve	-	-	-	-	-	-	-	-	-
Amount used / Transfer from Reserve	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-

## Attachment 5 Reserves

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>(o) Road Network</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve									
Amount used / Transfer from Reserve									
	-	-	-	-	-	-	-	-	-
<b>(p) Arts and Craft Centre</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve									
Amount used / Transfer from Reserve									
	-	-	-	-	-	-	-	-	-
<b>(q) Sand Pit Restoration</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve									
Amount used / Transfer from Reserve									
	-	-	-	-	-	-	-	-	-
<b>(r) Interest Free Loans</b>									
Opening balance	146	146	146	146	146	146	146	146	146
Amount set aside / Transfer to Reserve									
Amount used / Transfer from Reserve									
	146	146	146	146	146	146	146	146	146
<b>(f) CLAG</b>									
Opening balance	12	12	12	12	12	12	12	12	12
Amount set aside / Transfer to Reserve									
Amount used / Transfer from Reserve									
	12	12	12	12	12	12	12	12	12
<b>(g) Mandurah Ocean Marina</b>									
Opening balance	180	184	184	184	184	184	184	184	184
Amount set aside / Transfer to Reserve	4								
Amount used / Transfer from Reserve									
	184	184	184	184	184	184	184	184	184
<b>(h) Waterways</b>									
Opening balance	758	776	776	776	776	776	776	776	776
Amount set aside / Transfer to Reserve	18								
Amount used / Transfer from Reserve									
	776	776	776	776	776	776	776	776	776
<b>(i) Port Mandurah Canals Stage 2 Maintenance</b>									
Opening balance	94	96	96	96	96	96	96	96	96
Amount set aside / Transfer to Reserve	2								
Amount used / Transfer from Reserve									
	96	96	96	96	96	96	96	96	96
<b>(j) Mariners Cove Canals</b>									
Opening balance	86	88	88	88	88	88	88	88	88
Amount set aside / Transfer to Reserve	2								
Amount used / Transfer from Reserve									
	88	88	88	88	88	88	88	88	88

## Attachment 5 Reserves

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>(k) Port Bouvard Canal Maintenance Contributions</b>									
Opening balance	271	277	277	277	277	277	277	277	277
Amount set aside / Transfer to Reserve	6								
Amount used / Transfer from Reserve									
	277	277	277	277	277	277	277	277	277
<b>(l) Cash in Lieu POS Contributions</b>									
Opening balance	-	-	-	-	-	-	-	-	-
Amount set aside / Transfer to Reserve									
Amount used / Transfer from Reserve									
	-	-	-	-	-	-	-	-	-
<b>(m) Unspent Grants &amp; Contributions</b>									
Opening balance	8,774	7,491	7,491	7,491	7,491	7,491	7,491	7,491	7,491
Amount set aside / Transfer to Reserve									
Amount used / Transfer from Reserve	(1,283)								
	7,491	7,491	7,491	7,491	7,491	7,491	7,491	7,491	7,491
<b>(n) Leave Reserve</b>									
Opening balance	3,686	2,722	2,722	2,722	2,722	2,722	2,722	2,722	2,722
Amount set aside / Transfer to Reserve									
Amount used / Transfer from Reserve	(964)								
	2,722	2,722	2,722	2,722	2,722	2,722	2,722	2,722	2,722
<b>(o) Bushland Acquisition</b>									
Opening balance	1,525	1,761	1,961	2,036	2,036	2,036	2,036	2,036	2,036
Amount set aside / Transfer to Reserve	236	200	75						
Amount used / Transfer from Reserve									
	1,761	1,961	2,036	2,036	2,036	2,036	2,036	2,036	2,036
<b>(p) Coastal Storm Contingency</b>									
Opening balance	262	268	268	268	268	268	268	268	268
Amount set aside / Transfer to Reserve	6								
Amount used / Transfer from Reserve									
	268	268	268	268	268	268	268	268	268
<b>(q) Digital Futures</b>									
Opening balance	58	59	59	59	59	59	59	59	59
Amount set aside / Transfer to Reserve	1								
Amount used / Transfer from Reserve									
	59	59	59	59	59	59	59	59	59
<b>(r) Decked Carparking</b>									
Opening balance	1,022	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046
Amount set aside / Transfer to Reserve	24								
Amount used / Transfer from Reserve									
	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046
<b>(s) Specified Area Rates - Waterside Canals</b>									
Opening balance	112	108	108	108	108	108	108	108	108
Amount set aside / Transfer to Reserve	2								
Amount used / Transfer from Reserve	(6)								
	108	108	108	108	108	108	108	108	108
<b>(t) Specified Area Rates - Port Mandurah Canals</b>									
Opening balance	278	350	350	350	350	350	350	350	350
Amount set aside / Transfer to Reserve	72								
Amount used / Transfer from Reserve									
	350	350	350	350	350	350	350	350	350
<b>(u) Specified Area Rates - Mandurah Quay Canals</b>									
Opening balance	234	266	266	266	266	266	266	266	266
Amount set aside / Transfer to Reserve	32								
Amount used / Transfer from Reserve									
	266	266	266	266	266	266	266	266	266
<b>(v) Specified Area Rates - Mandurah Ocean Marina</b>									
Opening balance	721	887	887	887	887	887	887	887	887
Amount set aside / Transfer to Reserve	166								
Amount used / Transfer from Reserve									
	887	887	887	887	887	887	887	887	887
<b>(w) Specified Area Rate - Port Bouvard Canals</b>									
Opening balance	141	145	145	145	145	145	145	145	145
Amount set aside / Transfer to Reserve	4								
Amount used / Transfer from Reserve									
	145	145	145	145	145	145	145	145	145
<b>(x) Specified Area Rate - Mariners Cove</b>									
Opening balance	5	6	6	6	6	6	6	6	6
Amount set aside / Transfer to Reserve	1								
Amount used / Transfer from Reserve									
	6	6	6	6	6	6	6	6	6
<b>(y) Specified Area Rate - Eastport</b>									
Opening balance	44	46	46	46	46	46	46	46	46
Amount set aside / Transfer to Reserve	2								
Amount used / Transfer from Reserve									
	46	46	46	46	46	46	46	46	46

## Attachment 5 Reserves

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>(z) Sportsclubs Maintenance Levy</b>									
Opening balance	257	275	275	275	275	275	275	275	275
Amount set aside / Transfer to Reserve	18								
Amount used / Transfer from Reserve									
	<u>275</u>	<u>275</u>	<u>275</u>	<u>275</u>	<u>275</u>	<u>275</u>	<u>275</u>	<u>275</u>	<u>275</u>
<b>(aa) City Centre Land Acquisition Reserve</b>									
Opening balance	924	946	946	946	946	946	946	946	946
Amount set aside / Transfer to Reserve	22								
Amount used / Transfer from Reserve		-							
	<u>946</u>	<u>946</u>	<u>946</u>	<u>946</u>	<u>946</u>	<u>946</u>	<u>946</u>	<u>946</u>	<u>946</u>
<b>(ab) Lakelands Community Infrastructure Reserve</b>									
Opening balance	1,117	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143
Amount set aside / Transfer to Reserve	26								
Amount used / Transfer from Reserve									
	<u>1,143</u>	<u>1,143</u>	<u>1,143</u>	<u>1,143</u>	<u>1,143</u>	<u>1,143</u>	<u>1,143</u>	<u>1,143</u>	<u>1,143</u>
<b>(ac) Plant Reserve</b>									
Opening balance	859	872	872	872	872	872	872	872	872
Amount set aside / Transfer to Reserve	13								
Amount used / Transfer from Reserve									
	<u>872</u>	<u>872</u>	<u>872</u>	<u>872</u>	<u>872</u>	<u>872</u>	<u>872</u>	<u>872</u>	<u>872</u>
<b>(ad) Workers Compensation</b>									
Opening balance	549	562	562	562	562	562	562	562	562
Amount set aside / Transfer to Reserve	13								
Amount used / Transfer from Reserve									
	<u>562</u>	<u>562</u>	<u>562</u>	<u>562</u>	<u>562</u>	<u>562</u>	<u>562</u>	<u>562</u>	<u>562</u>
<b>(ae) Restricted Cash Reserve</b>									
Opening balance	2,061	984	42	42	42	42	42	42	42
Amount set aside / Transfer to Reserve	19								
Amount used / Transfer from Reserve	(1,096)	(942)							
	<u>984</u>	<u>42</u>	<u>42</u>	<u>42</u>	<u>42</u>	<u>42</u>	<u>42</u>	<u>42</u>	<u>42</u>

## ATTACHMENT 12.4

#	Name	Comment	Response
	Withheld	<p>The valuer general has just updated gross rental values for Mandurah which will likely increase the city's income significantly. Yet you are still proposing a 4.9% increase on rates. How is this fair and reasonable?</p>	<p>The City does not take the income from the increase in the gross rental values (GRV). The City is able to decrease its rate in the dollar to offset the increase in GRV resulting in a \$0 net increase for the City. The City then applies the rate in the dollar increase to these new amounts.</p> <p>The Council has worked hard to achieve a forward-looking and responsible budget in this current environment by prioritising capital works, reducing operating expenses so the impact on our ratepayers is minimal.</p> <p>The City is impacted by the increase in CPI (Perth CPI average 6.88% over the last 4 quarters from March 2023) and increased costs to utilities, interest rates and insurance.</p> <p>The Council is aware of the cost-of-living pressures of the ratepayers and has advertised rate increases below CPI as a result. This rate increase proposed is lower than CPI.</p> <p>The Council has the ability to model the impact of its decisions over the longer term through its 10-year Long Term Financial Plan. This approach is greater than other levels of government and ensures that decisions made today consider the impacts for the future. One problem Council is addressing is the level of investment in the City's \$1.4billion asset portfolio. The data shows that the current level of renewal investment is not enough, and over 10 years, through the LTFFP, there is a strategy to ensure each year ratepayers will pay a fair amount for their enjoyment and use of the City's assets in that year.</p>

	<p>D Burnett</p>	<p>"CEO City of Mandurah</p> <p>Dear Ms Mihovilovich Re; Specified Area Rates- Mariners Cove Canals I am writing in my capacity as Treasurer of the Mariners Cove Residents Association (MCRA) and a residents Mariners Cove canals and in relation to the Cities proposed differential and specified area rates for 2023/24. MCRA has had held the belief for a number of years that Specified Area Rate (SAR) for Mariners Cove canals is not necessary nor fair on the ratepayers affected by the SAR. The following points are made in support of this rate not being raised.</p> <ul style="list-style-type: none"> <li>• The waterfront canal properties that the SAR is applied too already pay additional rates to the City as a consequence of the higher gross rental due to canal frontage. A conservative estimate for the 400 canal lots of an increase of 5% in the gross rental value compared to a similar house on a dry Mariners Cove lot could mean additional rates of \$50,000.</li> </ul> <ul style="list-style-type: none"> <li>• The SAR raises approximately \$10,000 pa for canal costs maintenance, with the main cost being water quality testing and hydrographic surveys , plus a City administration charge of \$2,000. The net actual costs are around \$8,000</li> </ul>	<p>Specified area rates are charged to where the identified area requires an additional standard of service. This is over and above the service that is provided to the district. Service levels throughout the district are not based on the GRV amount a property or suburb pays. Specified area rates are for those areas that are over and above what a local government provides. It is important to note that it has been clear from the commencement, that properties on the canals will pay a specified area rate for the services that the City provides that it would not undertake if the development did not occur.</p> <p>The SAR charge for canal lot properties include hydrographic surveys, water quality testing, litter control via boat, administration and responding to enquiries and attending management meetings. The \$3,000 is for administration costs of the Mariners Cove</p>
--	------------------	--	--

	<ul style="list-style-type: none"><li>The Shire contributes only 6% of the \$10,000, with this contribution is based on the length of canal wall under the ownership of the City. The City has not consulted with MCRA over this percentage, which is contrary to the Cities policy FCM 04. MCRA maintains the City should be contributing around 50% of the costs to acknowledge that the canals are accessible to any members of the public, as a road would be, there is a public boat ramp in the facility, the Creery wetlands contribute to the water quality and approximately 400 dry properties and the road network contribute to the stormwater discharge into the canals.</li></ul> <p>To summarise, MCRA considers that the SAR is not justified based on the small amount raised, noting that the City should be contributing more than it is currently contributing. It is also pointed out that the property owners are already contributing considering more in rates than a similar dry lot property, so the City is “double dipping” if a SAR is raised.</p> <p>A SAR should only be raised for a significant project, such as dredging the entry to the canals, with the SAR to reflect the project based on accurate data and engineering estimates. There is no evidence with the Shire to show a need for such a project. The SAR shouldn't be raised for minor operational costs for a publicly assessable waterway .</p> <p>Council consideration on this request would be appreciated.</p> <p>Regards</p> <p>Don Burnett 32 Arcadia Close Dudley Park 17/7/2023 "</p>	<p>Residents Association and relates specifically to SAR matters. Therefore, it is appropriate that it be funded from the SAR reserve.</p> <p>The City is contributing 6% as this equates to the percentage of public open space in the SAR area. The City contributes to all SAR areas based on the same method. The 6% area is inclusive of the new boat ramp area. The City maintains the boat ramp and jetties from the rates general revenue.</p> <p>Refer to first dot point response</p>
--	---	---

<p>W Parkes</p>	<p>I am providing feedback about the proposed rate rise.</p> <p>My address: 11 Austin Rise Dawesville</p> <ul style="list-style-type: none"> <li>- Rate payers are not milking cows! Every year politicians at all levels of government seem to think that tax-payers are made of money and can just be milked for every penny. It needs to stop, politicians need to be held accountable and live within ratepayers' means.</li> <li>- Just the other day I was browsing through the 22-23 Mandurah budget and note that forecasts were based on 2021 assumptions of a 2-3% rise for the next decade. Merely a year into that budget, you're already breaking promises. See point 1, live within ratepayers' means. Below screenshots are directly taken from the 22-23 budget as posted on the Mandurah Council website. You're proving yourself to be a bunch of liars.</li> </ul> <table border="1" data-bbox="481 702 1400 997"> <tr> <td>Rate % increases</td> <td>1.8% in year 1, 2.25% in year 2, 2.50% in year 3 and then 0.5% above CPI for all future years and an average of 0.72% growth in rates per year resulting in an additional \$26.11 million in revenue over the Plan</td> </tr> <tr> <td>Loan Borrowings</td> <td>Loan borrowings of \$59.45 million over the Plan resulting in a</td> </tr> <tr> <td>Rates</td> <td>Rates have been applied as 1.80% in 2021/22, 2.25% in 2022/23, 2.50% in 2023/24 and then CPI plus 0.5% thereafter.</td> </tr> </table> <ul style="list-style-type: none"> <li>- Reading through that budget, I noticed private business consultants (National Institute of Economic and Industry Research) were used to make assumptions that Mandurah rate payers have massive savings. Information that is used to justify rate hikes. I've worked in LG and economics and have never heard of this organisation. The place for LG to get this data from, FREE, is the ABS. Stop wasting rate payer money.</li> <li>- In that same budget, staff expenses will total 41.2% of income. Average payroll for Australian businesses is around 25%. Clearly, Mandurah City Council is spending way too much money on staff. Paying a governance 'specialist' (i.e. Officer level) a salary equal to a manager's level is one example of wasting ratepayer. A Ranger should not be a \$100k salary. A CEO in a regional</li> </ul>	Rate % increases	1.8% in year 1, 2.25% in year 2, 2.50% in year 3 and then 0.5% above CPI for all future years and an average of 0.72% growth in rates per year resulting in an additional \$26.11 million in revenue over the Plan	Loan Borrowings	Loan borrowings of \$59.45 million over the Plan resulting in a	Rates	Rates have been applied as 1.80% in 2021/22, 2.25% in 2022/23, 2.50% in 2023/24 and then CPI plus 0.5% thereafter.	<p>Refer to Response #1:</p> <p>The Long Term Financial Plan that is being refer to in the submission is the 2021/22 to 2030/31 (not the current version). The 2022/23 Long Term Financial Plan included a rate percentage increase of CPI + 0.68%. The City's Long Term Financial Plan is reviewed every year and as a result the assumptions into the plan change every year. These assumptions inform the rate increases for the life of the plan.</p> <p>The information provided comes from the website <a href="http://economy.id.com.au">economy.id.com.au</a>. The ABS does not contain this information at the local government level.</p> <p>Local Government provides services that are delivered in-house and as a result will have a higher percentage of labour costs. Salary levels are determined based on expertise required in the particular field.</p>
Rate % increases	1.8% in year 1, 2.25% in year 2, 2.50% in year 3 and then 0.5% above CPI for all future years and an average of 0.72% growth in rates per year resulting in an additional \$26.11 million in revenue over the Plan							
Loan Borrowings	Loan borrowings of \$59.45 million over the Plan resulting in a							
Rates	Rates have been applied as 1.80% in 2021/22, 2.25% in 2022/23, 2.50% in 2023/24 and then CPI plus 0.5% thereafter.							

		<p>town does not need to earn \$400k. Cut down on total staff, and cut down on inflated wages.</p> <p>- There are many savings the council could implement to not only eliminate the forecasted budget deficit, but also reduce or eliminate the need to raise rates. Reducing the number of councillors is not one of them, all that would have achieved is less democracy!</p>	
	<p>Petition (attachment below)</p>	<p>To The CEO Mandurah City Council</p> <p>We the undersigned ratepayers of the City of Mandurah do hereby request that our Council review its proposed 4.95% rate increase to 3% for the 2023/24 financial year.</p> <p>Now we are in tremendous hardship, trying to live with the higher cost of living expenditures. Including utility bills, and interest rates increase. In this situation, a 4.95% rate increase is too high for us. Therefore, we propose a 3% rate increase for the 2023/24 financial year. We strongly believe it is easily achievable by improving efficiency in staff and resource management, focusing on core business and sound planning. More transparency and accountability should be in place. And all decisions should be made within the financial restraints of the budget.</p> <p>We, therefore, request the council approve a 3% rate increase for the 2023/24 financial year.</p>	<p>The Council has worked hard to achieve a forward-looking and responsible budget in this current environment by prioritising capital works, reducing operating expenses so the impact on our ratepayers is minimal.</p> <p>The City is impacted by the increase in CPI (Perth CPI average 6.88% over the last 4 quarters from March 2023) and increased costs to utilities, interest rates and insurance.</p> <p>The Council is aware of the cost-of-living pressures of the ratepayers and has advertised rate increases below CPI as a result. This rate increase proposed is lower than CPI.</p> <p>The Council has the ability to model the impact of its decisions over the longer term through its 10-year Long Term Financial Plan. This approach is greater than other levels of government and ensures that decisions made today consider the impacts for the future. One problem Council is addressing is the level of investment in the City's \$1.4billion asset portfolio. The data shows that the current level of renewal investment is not enough, and over 10 years, through the LTFP, there is a strategy to ensure each year ratepayers will pay a fair amount for their enjoyment and use of the City's assets in that year.</p>