

**COUNCIL MEETING: 28 JUNE 2022**

**REPORT 02: BUDGET ADOPTION 2022-2023**

**ADDITIONAL INFORMATION TO ATTACHMENT 2.4**

Note: Attachment 2.4 – City officers assumed 8% increase to insurance in the reports however, the renewal insurance policies have since been received and the City's insurance has increased by 11%. The increase is due to extreme weather events, bushfires and the ongoing global pandemic just to name a few. Insurance underwriters are cautiously considering what they choose to cover.

#	Name	Comment	Response
7	Hammer64	I think 4.43% is too much at this present time , an increase by that amount is way above the rate that wages are rising and will cripple a lot of people .	<p>The City of Mandurah will experience increases in the cost of the current delivery of services, projects and programs in the 2022/23 financial year as a result of the following:</p> <ul style="list-style-type: none"> <li>• obligations in accordance with contracts that has an annual increase escalation that refers to the Consumer Price Index (CPI), All Groups, Perth. The City's contract escalations refer to either the average of the four preceding quarters or the annual change between the previous year's quarter. Therefore, it is either 5.175% (average of the preceding four quarters) or 7.6% (March 2022 quarter increase from the previous March 2021 quarter)</li> <li>• Fuel increases are expected to increase by 7%</li> <li>• Insurance increase by 8%</li> <li>• Electricity increase by 5.7%</li> <li>• Increase in renewal expenditure to maintain the community's assets portfolio of \$592,000</li> </ul> <p>The City has only factored a 3.75% increase in CPI over the full 12 months. Based on the March 2022 CPI All Groups Perth increase from the previous year of 7.6% and further increases in CPI at least in the short term, the City will have to closely monitor the impact of external factors such as CPI, material and construction cost increases and fuel, to ensure the City is not exceeding its financial capacity.</p> <p>None of us, including the City, is immune to the increasing cost of living expenses and inflation. For Council, it has meant that responsible, long-term financial planning is vital now more than ever so the City can continue to deliver the important community services,</p>

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			<p>facilities, places and spaces and capital works that is needed to ensure our community thrives now and into the future.</p> <p>The City has managed to rework the capital works program to prioritise immediate need and most impactful projects. We are also taking a responsible approach to maintaining our \$1.3 billion asset portfolio. If assets are not maintained, including roads, footpaths, sport facilities and parks, then future generations will be required to pay for these decisions made today. By not investing now, the ratepayers can likely expect much more substantial rate increases in the future and that is simply not a forward-looking or responsible way to manage our community's money.</p> <p>Any rate increase is a hard decision to make but to deliver the current services that the community enjoys and expects, will require an increase in rates. It would be irresponsible of the Council, knowing what the cost increases will be next year, to not raise rates to cover the increase in costs to deliver the services and programs.</p> <p>The City has been able to keep the proposed rate increase to 4.43%, or on average around \$70 additional for the year, to below that of inflation and below what many other Councils are anticipating. This however, will be small solace to those local families already struggling to make ends meet and I encourage you, if you are having trouble paying your rates for any reason, please contact the City of Mandurah as soon as possible. The City has a number of different payment options designed to help relieve financial pressures. The City will work with you to understand your situation. For help and advice please contact the rates team on 9550 3777.</p>
8	Susan Liddelow	<p>Good morning,          Glad to have a chance to voice my opinion.          I feel this time now to increase Rates is not a good time.          Times are tough enough.          Thanks for listening.          Regards</p>	As #7

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<p>9</p>	<p>Sheila Jackson</p>	<p>Re;- Proposed Differential Rates of;- MANDURAH TERRACE APARTMENTS  <p style="text-align: right;">98 MANDURAH TERRACE,  MANDURAH W.A. 6210.</p> <p>The residential proprietors of the above Strata Company have requested that the council of owners of the Strata Company on their behalf appeal and object to the Proposed Differential of Rates for the units before the 2022 – 2023 financial year as per your public notice of 2nd June 2022.</p> <p>We believe since the redistribution of the inner city boundaries our above property has been included within the boundaries of Ocean and Mariner Boundaries and is, due to this inclusion, grossly misjudged and overvalued for assessment of any rateable values.</p> <p>A modern four bedroom two bathroom double storey house with Ocean views in one of the small culdesac's off the western side of Ormsby Terrace, Mandurah, with direct access to the Ocean and beach, had in the 2020 – 2021 period a rateable assessment of \$0.9594  This property could command a gross rental value of approximately \$650.00 - \$800.00 per week.</p> <p>In the same period, 2020 – 2021, our units which are nearly 50 years old, are predominantly one bedroom, do not have any laundry facilities, no separate toilets, no separate lounge, no undercover parking, no storage facility, no garages, do not have any views, do not have access to the beach, no access to the marina, very bad sewer drainage, no recycle bins had a rateable assessment of \$0.9594.  These units command a gross rental value of approximately \$175.00 - \$200.00 per week.</p> <p>In accordance with your Notice of 2nd June 22 any objections must be lodged with you by 24th June 2022, we therefore lodge this objection to the proposed Differential to our Rates overvalued rateable value prior to that date.</p> </p>	<p>Rates are calculated by two components. One component is the rate in the dollar that is set by Council and this is multiplied by the other component, being the Gross Rental Value (GRV) of the property, determined by the State Government. The City has five different rate categories, with residential improved being the largest rate category with majority of the land within the City of Mandurah included in this category. However, the reason why people pay a different amount in rates is because of the GRV that is applied to each property. The Valuer General (State Government department) determines a GRV that is different for each property. The GRV considers location, age, building area, construction materials, number of bedrooms and bathrooms, number of carports/garages, below ground pool, views, busy roads or proximity to an industrial precinct. Therefore, a property with a lower GRV will attract a lower rate amount, even though the rate in the dollar is the same amount.</p> <p>The Valuer General provides all valuations and should you wish to appeal a valuation on a property, they can be contacted on 9273 7373</p>
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10	David Tournay	<p>I David and Val Tournay 24 Nullewa parkway strongly object to the new rate  Rise of 4.43 . not in favour off rate rises at all.Its about time council look at  titling their belts at this present time pension have not gone up bye 4.43 %  and listen to the rate payers of Mandurah .</p>	As #7
11	Pamela Bedford	<p>I would like to submit to the City of Mandurah that they reconsider their proposed rate rise and drop the rate increase to 2.5%.</p> <p>This is due to the hardship Mandurah has had over the last couple of years, especially our local businesses. Also aged pensioners like myself are struggling to keep up with rising costs. I have been a ratepayer of Mandurah for about 40 years and have lived in Mandurah for 50 years. Unfortunately due to circumstances beyond my control, I now live alone, on a single pension and I am the sole owner of a dwelling in Greenfields.</p> <p>For pensioners like myself who live alone, the cost of living has become nightmarish, if that is the word to use. I humbly ask if the Shire can keep these rising costs to a minimum for pensioners, and I am sure the Shire can trim spending, just as I have to do more than regularly.</p> <p>I hope the CEO, Mayor and Councillors take this into consideration.</p>	As #7
12	Kamil Jakobczyk	<p>Dear Mandurah Council,</p> <p>I am a 46 year old man on Disability Pension living in Falcon.  Life is very hard and everything is getting more and more expensive every day. I'm already struggling with so many bills and medical expenses that any increase to the Rates will mean having to choose between buying fresh fruit and vegetables or eating unhealthy cheap and nasty processed pink sludge type of food.  I beg and implore you to NOT INCREASE, not even by \$0.50.  Please consider the poor and people on Disability Pension. We already have it VERY VERY HARD.  No increase please.</p>	As #7

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13	Mark Thomas	Hi,  I support the rate rise of 2.5%. It would be financially irresponsible not to increase rates in light of 5.2% increase in wages and inflation sitting at 8% in WA.	As #7
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