

#	Date	Submission	Staff Comments	Recommendations
1	23 May 2018	<p><b>Diane NICOL</b></p> <p>I am opposed to the rate increase. Regretably the Shire rates are already calculate to be in the most expensive in the State. In a community with many property's being excluded from the rate revenue, those left to pay can simply not afford to continue to be expected to keep paying more. The increase cost of living, protecting property &amp; other expenses due to anti social behaviour with in our town means we all have to find ways to budget &amp; function on the actual reduced funds we have. I will also take up my concerns with council representatives.</p>	<p>The respondent raised general concerns regarding the proposed increase in differential rates imposed by the Shire. The response referred to a number of issues, including the exclusion of properties from the requirement to pay rates, increased cost of living and increased costs of "protecting property" due to anti-social behaviour, all impacting the ability of ratepayers to meet the proposed increase</p>	<p>The submission was primarily an objection to the proposed rate increase as opposed to the differential rating objects and reasons. Officers will respond to the submission providing details of Shire services and projects. Officers do not feel that the submission warrants any amendments to the proposed differential rating objects and reasons.</p>
2	23 May 2018	<p><b>McMahon Mining Title Services Pty Ltd</b></p> <p>We act for a number of exploration and prospecting companies in WA and thank you for the opportunity to make a general submission regarding the proposed rates for 2018-19.</p> <p>We would like to take the opportunity to ask the Shire to consider a separate UV category with a lower rate in dollar for Exploration/Prospecting Licences (a change that has been made in other Shires).</p> <p>There are different types of mining tenements under the Mining Act 1978. A Mining Lease would be required to extract minerals for the purpose of sale. Exploration/Prospecting Licences only allow the holder to search for and test to establish the potential presence of mineralisation. These licences do not accord rights of production or development, and there are limits on the total material (including overburden)</p>	<p>The Valuer General is responsible for the valuation of all properties within a local government's district and determines in accordance with the Valuation of Land Act 1978, the value of land according to its purpose or use. If mining is conducted on a tenement, then the value of the land in question would be much higher than if the same tenement was used for exploration purposes. This means that once the UV Mining rate in the dollar is applied, the exploration/prospecting tenements will pay less in rates than a tenement that has mining occurring on it.</p>	<p>Officers do not believe there is sufficient justification to warrant a separate rate category for 26 properties, particularly given the nature of exploration tenements which tend to be in place for short periods of time. A uniform UV rate category is proposed to simplify the rates model, and to closely align to the key rating principles. A uniform minimum payment also ensures that all ratepayers are making an equitable contribution to the rate yield.</p>

	<p>that may be removed over the whole term of a licence. Exploration activities are normally of low intensity and short duration with minimal impact on Shire infrastructure and services. As such, they are not characterised by the same traffic volumes or weights or demands on Shire infrastructure and resources.</p> <p>Unlike mining companies, Exploration and Prospecting companies do not make profits extracting commercial quantities of resources for sale and are generally equity funded with limited cash flow.</p> <p>We also note that valuations provided by the Valuer General are used to calculate rates each year, and that valuations are based on the rent rate imposed by the Department of Mines, Industry Regulation and Safety. In 2018-2019, the Department will increase the rent rate by 1.5% for exploration licences and 6% for prospecting licences and all other mining tenements to fund the Exploration Incentive Scheme (EIS). This rent increase will result in an automatic increase in rates even before any further increase in the rate in the dollar or minimum is applied by the Shire. The EIS is aimed at generating exploration activity and the lower rent rate increase for exploration licences is intended to protect the junior sector in finding the deposits of the future. Further increase in rates on top of the automatic increase, may amount to double-dipping and diminish these intended effects.</p>	<p>The proposed 2018/19 rate model contains 66 properties currently rated under the UV Mining differential rating category. 29 of these properties will attract the minimum payment of \$500 due to their relatively low valuations. There are currently 34 Exploration / Prospecting tenements of which it is proposed 8 will pay the minimum rate. The maximum 2018/19 rate proposed for the 34 Exploration / Prospecting tenements is \$4,885.</p>	
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