



**SHIRE OF ASHBURTON
SPECIAL MEETING OF COUNCIL**

**AGENDA
&
ATTACHMENTS
(Public Document)**

Via Teleconference

- 1. Onslow Multi-Purpose Centre, Cnr McGrath & Hooley Roads, Onslow**
- 2. Council Chambers, Recreation Centre, Central Road, Tom Price**
- 3. Paraburdoo Library, Ashburton Avenue, Paraburdoo**
- 4. Pannawonica Library, Pannawonica Drive, Pannawonica**

**8 July 2015
7.00 pm**

SHIRE OF ASHBURTON
SPECIAL MEETING OF COUNCIL

Dear Councillor

Notice is hereby given that a Special Meeting of Council of the Shire of Ashburton will be held on 8 July 2015 at Onslow Multi-Purpose Centre, Cnr McGrath Rd and Hooley Ave, Onslow commencing at 7:00.pm.

The business to be transacted is shown in the Agenda.

Neil Hartley
CHIEF EXECUTIVE OFFICER

DISCLAIMER

The recommendations contained in the Agenda are subject to confirmation by Council. The Shire of Ashburton warns that anyone who has any application lodged with Council must obtain and should only rely on written confirmation of the outcomes of the application following the Council meeting, and any conditions attaching to the decision made by the Council in respect of the application. No responsibility whatsoever is implied or accepted by the Shire of Ashburton for any act, omission or statement or intimation occurring during a Council meeting.

Special Meeting of Council 8 July 2015

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1. DECLARATION OF OPENING

2. ANNOUNCEMENT OF VISITORS

3. ATTENDANCE

3.1 PRESENT

Onslow Multi-purpose Centre, Cnr McGrath and Hooley Roads, Onslow

Mr M Sully Executive Manager, Community Development

Council Chambers, Recreation Centre, Central Road, Tom Price

Cr P Foster Tom Price Ward

Cr C Fernandez Tom Price Ward

Cr A Bloem Tom Price Ward

Cr L Thomas Tableland Ward

Mr N Hartley Chief Executive Officer

Mr F Ludovico Executive Manager, Corporate Services

Mr M Ferialdi General Manager

Ms J Smith Executive Officer

Ms J Forward CEO & Councillor Support Officer

Paraburdoo Library, Ashburton Avenue, Paraburdoo

Cr L Rumble Deputy Shire President, Paraburdoo Ward

Cr I Dias Paraburdoo Ward

Pannawonica Library, Pannawonica Drive, Pannawonica

Cr D Wright Pannawonica Ward

3.2 APOLOGIES

Cr K White Shire President, Onslow Ward

3.3 APPROVED LEAVE OF ABSENCE

4. PUBLIC QUESTION TIME

5. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

6. DECLARATION BY MEMBERS

6.1 DUE CONSIDERATION BY COUNCILLORS TO THE AGENDA

That Councillors have given due consideration to all matters contained in the Agenda presently before the meeting.

6.2 DECLARATIONS OF INTEREST

Councillors to Note

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A member who has a Financial Interest in any matter to be discussed at a Council or Committee Meeting, that will be attended by the member, must disclose the nature of the interest:

- (a) In a written notice given to the Chief Executive Officer before the Meeting
or;
- (b) At the Meeting, immediately before the matter is discussed.

A member, who makes a disclosure in respect to an interest, must not:

- (c) Preside at the part of the Meeting, relating to the matter or;
- (d) Participate in, or be present during any discussion or decision-making procedure relative to the matter, unless to the extent that the disclosing member is allowed to do so under Section 5.68 or Section 5.69 of the Local Government Act 1995.

NOTES ON FINANCIAL INTEREST (FOR YOUR GUIDANCE)

The following notes are a basic guide for Councillors when they are considering whether they have a Financial Interest in a matter.

I intend to include these notes in each agenda for the time being so that Councillors may refresh their memory.

1. A Financial Interest requiring disclosure occurs when a Council decision might advantageously or detrimentally affect the Councillor or a person closely associated with the Councillor and is capable of being measure in money terms. There are exceptions in the Local Government Act 1995 but they should not be relied on without advice, unless the situation is very clear.
2. If a Councillor is a member of an Association (which is a Body Corporate) with not less than 10 members i.e. sporting, social, religious etc), and the Councillor is not a holder of office of profit or a guarantor, and has not leased land to or from the club, i.e., if the Councillor is an ordinary member of the Association, the Councillor has a common and not a financial interest in any matter to that Association.
3. If an interest is shared in common with a significant number of electors or ratepayers, then the obligation to disclose that interest does not arise. Each case needs to be considered.
4. If in doubt declare.
5. As stated in (b) above, if written notice disclosing the interest has not been given to the Chief Executive Officer before the meeting, then it **MUST** be given when the matter arises in the Agenda, and immediately before the matter is discussed.
6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The **only** exceptions are:
 - 6.1 Where the Councillor discloses the **extent** of the interest, and Council carries a motion under s.5.68(1)(b)(ii) or the Local Government Act; or
 - 6.2 Where the Minister allows the Councillor to participate under s.5.69(3) of the Local Government Act, with or without conditions.

7. BUSINESS

7.1 PROPOSED DIFFERENTIAL RATES 2015/16 - CONSIDERATION OF SUBMISSIONS

FILE REFERENCE:	RV07
AUTHOR'S NAME AND POSITION:	Frank Ludovico Executive Manager, Corporate Services
NAME OF APPLICANT/RESPONDENT:	Lorraine J Thomas Tony Richardson – Mt Florance Station Kim Parsons – Coolawanyah Station Chamber of Minerals and Energy of WA McMahon Mining Title Services Pty Ltd Chevron Australia Pty Ltd
DATE REPORT WRITTEN:	1 July 2015
DISCLOSURE OF FINANCIAL INTEREST:	The author has no financial interest in the proposal.
PREVIOUS MEETING REFERENCE:	Agenda Item 7.1 (Minute No. 25) – Special Meeting of Council 2 June 2015

Summary

Following Council's Special Council meeting held on 5 June 2015 the endorsed Objects and Reasons for the 2015/16 Differential Rates were advertised.

Submissions were received from several people and organisations. The submissions propose that the Shire should look to obtain budget efficiencies rather than rates increases in these economic times, the need to consider the circumstances of the shire in respect to infrastructure needs and the significant contribution the mining/petroleum industry has already made to shire infrastructure.

In addition, recent advice from the Department of Local Government and Communities enables Council to consider providing relief to those ratepayers severely affected by the significant fluctuations in GRV Residential/Community re-valuations through the use of the Concession powers in the Local Government Act.

Background

At a Special meeting held on 5 June 2014 Council endorsed the Objects and Reasons for the 2014/15 Differential Rates.

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As prescribed:

- advertisements were placed in the West Australian on 9 June 2015;
- letters were sent to those ratepayers who are in a differential class where there are less than 30 ratepayers; and
- the *Notice of Intention to Impose Differential Rate* and the *Statement of Objects and Reasons* were placed on the Shire's website and public notice boards and libraries.

The closing date for submissions was 4:00pm on 30 June 2015.

Submissions

Six submissions have been received.

1. **Lorraine J Thomas** - objects to the "lesser" minimum, indicating the payment is much higher than the valuation for the properties she owns Wittenoom. A copy of the submission is provided as Attachment 7.1A.

ATTACHMENT 7.1A

2. **Mt Florance Station (Tony Richardson)** - objecting to phasing in an "average Pilbara/Kimberly pastoral rate" as *'our rates are used in a budget for this shire and not relevant to other shires or the pastoral rates set in them'*. A copy of the submission is attached as Attachment 7.1B1.

ATTACHMENT 7.1B1

3. **Coolawanyah Station (Kim Parsons)** – objecting to phasing in an "average Pilbara/Kimberly pastoral rate as *"our rates are used in a budget for this shire and not relevant to other shires or the pastoral rates set in them"*. A copy of the submission is attached as Attachment 7.1B2.

ATTACHMENT 7.1B2

4. **Chamber of Minerals and Energy of Western Australia** - It highlights the significant rate increases that have occurred in recent years, the WA Minister for Mining and Petroleum press release of 9 March 2015 *"indicating the change (in valuation methodology for mining tenements) would provide well-deserved relief for WA's mining and petroleum sectors", "the potential impact of the additional rates cost to companies and the need to pursue organisational efficiencies to meet the current economic circumstances"*. A copy of the submission is attached as Attachment 7.1C1.

ATTACHMENT 7.1C1

5. **McMahon Mining Title Services Pty Ltd** - It indicates the rates in the dollar proposed are *"grossly disproportionate to any benefit provided to tenement holders"*, the mining industry is experiencing challenging economic times, *"is contrary to the impetus"* from state level and *"appears to be for revenue raising purposes only and not as a result of any considered policy"*. A copy of the submission is attached as Attachment 7.1C2.

ATTACHMENT 7.1C2

6. **Chevron Australia Pty Ltd** - It indicates it is making significant contributions to the Onslow community through social infrastructure contributions of more than \$250

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million. There is therefore, an inequitable rates burden by Chevron because the proposed rate does not reflect the large increases in rate revenue from Chevron operated projects. Some property leases are based on islands and do not have any impact on Shire infrastructure or amenities and so should be considered similar to UV Pastoral or UV Tourism rate categories to reflect the low impact these properties have on Shire Infrastructure and amenities. A copy of the submission is attached as Attachment 7.1D.

ATTACHMENT 7.1D

Valuations

There has been no significant change in valuations since the Special meeting held on 5 June 2015.

Interpretation

A number of local governments have experienced drastic changes in valuations for GRV properties (similar to this Shire) and have sought advice from the Department of Local Government and Communities regarding the use of Concessions.

Under Section 6.47 LGA Concessions - Council may grant concessions in relation to a rate or service charge. Some local Governments have used these powers to "avoid" the provisions concerning differential rating and the Department has suggested this is inappropriate and discourage the use of this provision unless it is for bona fide reasons.

However, given the other restrictions in the LGA (i.e. phasing in and not being able to differential on the basis of location (as discussed in the 7 June 2015 Special meeting)) the Department is supportive of using concession provisions to address some of the issues that have arisen as a result of the general revaluation.

It has been suggested that Council set the maximum increase in valuations it will apply to GRV Residential/Community properties across the whole Shire (this will ensure objectivity, fairness and equity, consistency, transparency and administrative efficiency) and grant a concession for the difference between what would have been rated using the new valuations and what will be rated with "discounted" valuations.

Issues that arise from using this power are:

- The concession suggested is designed to be short term and transitional, but it may mean that a concession will need to be retained until the next general GRV revaluation (in four years time - because if we consider removing the concession in 2016/17 we will have similar issues and constrains to 2015/16).
- Providing the concession means that rate income will need to increase to fund the concession. In this circumstance we have only applied the concession to GRV Residential/Community properties and so the addition funds will come from this class of ratepayers.
- Council may receive a similar request from other classes of ratepayers and a therefore precedent may create an obligation to grant the request.

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Comment

It is always a challenge for local governments to determine their rates each year as the questions of objectivity, fairness and equity, consistency, transparency and administrative efficiency are onerous to contemplate, when considered against the overall need of the Shire to raise a reasonable level of income to provide the level of services required of it.

The following comments are provided against each of the contributors, for Council consideration:

1. Lorraine J Thomas

In respect to the submission from Lorraine J Thomas, Council addressed the issues associate with Wittenoom when it considered the Rating Strategy in May 2015. Council decided to *“discounting the Minimum Rate for Wittenoom Residential properties by 25%, phased in over a period of up to 5 years (i.e. introduce a lesser minimum for these properties)”*.

In 2014/15 minimums for all properties was \$560 and as result of the Rating Strategy and the introducing of the “lesser” minimums, the minimums in Wittenoom for 2015/16 are proposed to be \$460.50.

Note that the Rate Strategy calculated that minimums for all properties should be \$830 per assessment, but Council decided to phase this in over a five year period and the proposed minimum for GRV Residential/Community properties is \$614.00. The “Lesser” minimum provides a 25% discount on this figure.

The request to “amalgamate” the valuations for her properties into one assessment is not possible in GRV residential areas where valuations are issued by the Valuer General for each land title held. We then use those valuations to calculate our rating income.

2. Mt Florance Station (Tony Richardson) –

3. Coolawanyah Station (Kim Parsons) –

In respect to the submission from Mt Florance Station and Coolawanyah Station, the proposed revenue from UV Pastoral assessments in 2015/16 is expected to be \$281,008. Council’s draft 2015/16 Budget proposes expenditure of \$840,294 (Rural Access Roads \$626,200 and Station Access Roads \$214,094). In 2014/15 revenue from UV Pastoral rates was \$233,203.40 and expenditure of \$810,448 (Rural Access Roads \$649,695 and Station Access Roads \$115,753) has occurred to date this financial year.

It is acknowledged there other users of these roads and contributions should come from other sources of rating and grant income. However there is a significant differential between the services provided and the rates income received. Noting the Shire also provides some unrestricted ‘public goods’ that are of benefit to all ratepayers, such as emergency management, health, building, and planning services, libraries and parks.

The Shire of Ashburton 10 Year Community Strategic Plan 2012-2022 clearly identifies the need for a sealed access to Karratha from Tom Price and staff have been working to bring this project to fruition (see item 15.1 Karratha/ Tom Price - Lobbying Proposal For Funding – June 2015 Council meeting). The recent work occurring on the portion of the Roebourne-Wittenoom road “between the two rail crossings” acknowledges it’s significance to the broader community and the amount of traffic on the road.

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In respect to their other questions, Council decided to *increase of Pastoral rates to the average of the Pilbara/Kimberly Region, phased in over a period "of up to 5 years" at its May 2015 meeting. This will need to be reassessed on a regular basis as over time the average Pilbara/Kimberly pastoral rate will change and other information may be forthcoming that modifies that original strategic view.*

4. Chamber of Minerals and Energy of Western Australia (CME)

In respect to the submission from Chamber of Minerals and Energy of Western Australia we have received clarification from the WA Minister for Mines and Petroleum and Minister for Regional Development and Lands concerning their joint press release of 9 March 2015.

In his response to a letter from the Shire President the Minister for Mines and Petroleum indicates *'the outcome of the exercise was not to lower rates, but to correct an anomaly and return the situation to what was always intended'* (**ATTACHMENT 7.1E**).

The response by the Minister for Regional Development and Lands indicates *'the new formula will apply to the calculation of unimproved values of exploration licences petroleum/geothermal exploration permits and ruling reservations... Whether this leads to an overall rate reduction is a matter for the individual local governments to determine. If it is intended to maintain rate collections at existing levels there will need to be a resetting of differential rates to offset the effect of the reduced UVs assessed for some tenants. As a consequence this will lead to increased rates for some term holders on lower values. I believe that this is understood by the Association of Mining and Exploration Companies Inc (AMEC)'*

ATTACHMENT 7.1E

It would be appropriate to inform CME of these clarifications so they can appreciate the reason for the change in valuation methodology and how local governments can respond.

CME also note *'ratepayers in resource sector operations typically maintain their own private roads, electricity, water and waste services and therefore do not use, nor require, additional municipal services'*. It is considered that natural resource projects have significant impacts on town sites, even when located some distance away. This occurs as a result of additional demands being made on Shire services; either directly as a result of activities generated by the facilities themselves, or indirectly as a result of the needs of town based supporting businesses. This is especially so in Ashburton where resources developments have had significant impact on the use its services (e.g. use of refuse sites - past, present and future).

The standard of services often requested for our towns is higher than might be expect in some other less remote communities because it is argued, it is an important factor in attracting and retaining residents who by-in-large are employees of mining companies. We do acknowledge the generous support of all our partners in community development.

The expansion and the development of new resource projects will increase populations (e.g. Onslow) and so facilities will be required (and operated and maintained) for these new residents and some of the windfall gains mention in its letter

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will be used to minimise the need for rate revenue in the future (as provided in Council's Long Term Financial Plan 2015 - 2030)

The Shire always strives to operate as efficiently and as effective as possible.

5. McMahon Mining Title Services Pty Ltd (MMTS)

It would be appropriate to inform MMTS of the clarification from the WA Minister for Mines and Petroleum and Minister for Regional Development and Lands concerning their joint press release of 9 March 2015.

MMTS comment *'the use of infrastructure such as roads is minimal during exploration because vehicles used are not heavy and access to the area by explorers is relatively rare and often confined to an annual exploration season'*.

As outlined earlier, it is considered that natural resource projects have significant impacts on town sites, even when located some distance away. This occurs as a result of additional demands being made on Shire services; either directly as a result of activities generated by the facilities themselves, or indirectly as a result of the needs of town based supporting businesses.

In response to the comment by MMTS of the differential rates not being part of a considered policy, Council adopted a Long Term Financial Plan at its March 2015 meeting and considered a Rating Strategy at its May 2015 meeting. Both these documents were developed after considerable research with the assistance of qualified consultants and were used in the development of the differential rates for 2015/16.

6. Chevron Australia Pty Ltd

In respect to Chevron Australia Pty Ltd when new developments occur, it could be considered in a similar manner to a new shopping centre or a new suburb coming on-line in Perth. This is natural growth occurring within our district and the rate in the dollar is consistent with that paid in the past (and proposed for 2015/16) that other similar ratepayers will be levied.

The Shire is very appreciative of the \$250 million contribution to social infrastructure, but only 26% is applicable to Shire infrastructure and assets. Once these assets have been constructed it is the Shire's responsibility to operate and maintain those assets. The natural growth that occurs within our district assists in building, operating and maintaining those assets.

In respect to reflecting a different differential for leases on Barrow Island, a local government is only able to differentiate on the basis of use and zoning and is unable to differentiate on location.

As highlighted previously, the changes in valuations, be it from a general GRV revaluations or adjustments to legislation resulting in changed valuation methodology or natural growth, creates a complex and difficult mix of factors in order to achieving objectivity, fairness and equity, consistency, transparency and administrative efficiency when determining Shire rating in 2015/16.

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Concessions

The “new” interpretation of the LGA concession powers provides Council with the capacity to lessen the impact to those ratepayers that have been dramatically affected by the general revaluation of GRV Residential/Community properties and some modelling has occurred to analyse options for these properties.

Council may also wish to consider using their concession powers to consider comments made by Chevron Australia Pty Ltd.

Consultation

Chief Executive Officer
Executive Managers

Statutory Environment

The following sections in Local Government Act 1995 apply:

- Section 6.32 of the Local Government Act 1995 provides Council with the power to apply rates to property;
- Section 6.33 of the Local Government Act 1995 provides Council with the power to apply differential general rates although Ministerial approval is required where a differential rate is more than the lowest differential rate to be imposed;
- Section 6.35 of the Local Government Act 1995 provides Council with the power to apply a minimum payment which is greater than the general rate which would otherwise be payable on that land and a lesser minimum in respect of any portion of the district.
- Section 6.36 of the Local Government Act 1995 requires Council to give public notice of its intention to impose differential rates, inviting submissions within 21 days (or more is desired). Council is also required to consider any submissions received prior to imposing the proposed rate or minimum payment.
- Section 5.63 (1)(b) LGA specifically excludes the need for Elected Members to “Declare a Financial Interest” in imposing a rate, charge or fee.
- Section 6.47. Concessions - allows Council to grant concessions in relation to a rate or service charge.

Part 5 of the Local Government (Financial Management) Regulations 1996.

Department of Local Government and Communities Rating Policies (Ministerial Circular No 06-2013 and Ministerial Circular 13-2014):

- Valuation of Land
- Differential Rates
- Minimum Payments
- Rateable Land
- Giving Notice
- Valuation of Land – Mining

The Department of Local Government and Communities Circular 03 – 2015 – Minister Approval of Differential Rates and Minimum Payments for 2015/16 indicates that after the Objects and Reasons for the differential rates has been published and considered by

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Council a lead-time of a minimum of three weeks is required for ministerial approval. The Council budget cannot be adopted without ministerial approval.

There is no legislative requirement to re-advertise differential rates, even if they are changed from the advertised figures.

Financial Implications

We have undertaken modelling to ascertain the effect of using the Concession powers for GRV Residential/Community properties.

The new models are based on Model H (as amended by Council at it's 7 June 2015 Special Meeting).

Model H - Proposes a 1.9% change in yield for UV Mining/Industrial from 2014/15 and a 3% change in yield for UV Tourism from 2014/15.

GRV Residential/Community increase for properties with significant valuation increases has been kept to a minimum, noting that the total GRV Residential/Community yield has decreased by 24.3%, with the decreases relating in the main, to housing in the mining towns of Tom Price, Paraburdoo and Pannawonica.

Proposes a 3% CPI increase for GRV Commercial/Tourism yield.

Note the UV Pastoral differential has been calculated using a five year phasing in methodology and so the rate in the dollar increase is higher than 3%.

	Average per Assessment	Minimum Change	Maximum Change
<i>GRV Residential/Community</i>			
<i>Onslow</i>	\$689	(\$87)	\$10,901
<i>Tom Price</i>	(\$759)	(\$2,327)	\$861
<i>GRV Commercial/Industrial/Tourism</i>			
<i>Onslow</i>	\$1,654	(\$1,101)	\$24,032
<i>Paraburdoo</i>	(\$1,238)	(\$66,567)	\$2,669
<i>UV Mining/Commercial/Industrial</i>			
<i>Ashburton Ward</i>	\$938	(\$2,121,643)	\$1,922,692
<i>Tablelands Ward</i>	(\$3,132)	(\$172,777)	\$24,420

This model reflects a decrease of 1.8% or \$414,647 on 2014/15 income.

The new model proposed, Model I - Proposes similar to Model H, a 1.9% change in yield for UV Mining/Industrial from 2014/15 and a 3% change in yield for UV Tourism from 2014/15. It proposes a 3% CPI increase for GRV Commercial/Tourism yield, and notes the UV Pastoral differential has been calculated using a five year phasing in methodology and so the rate in the dollar increase is higher than 3%.

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The point of difference is that it proposes a 0% change in yield for GRV Residential/Community from 2014/15.

A summary analysis of the new model with different concession options is detailed below.

Differential Rate Category	Estimated 2014/15 Actual	Model H Adopted at Special Meeting 6 June 2015	Model I 100% Concession GRV Residential/Community
GRV Residential/Community	3,810,619	2,885,311	3,810,619
GRV Commercial/Tourism/Industrial	1,113,433	1,146,836	1,146,836
UV Pastoral	233,203	281,008	281,008
UV Industrial/Mining	18,370,516	18,719,556	18,719,556
UV Tourism	52,830	54,415	54,415
UV Residential		78,841	112,968*
Total	23,580,602	23,165,967	24,125,402

Model I with 100% Concession on the increase of valuations for all shire GRV Residential/Community properties.

	Average per Assessment	Minimum Change	Maximum Change
GRV Residential/Community			
Onslow	\$605	\$37	\$9,857
Tom Price	(\$289)	(\$1,329)	\$1,308
GRV Commercial/Industrial/Tourism			
Onslow	\$1,654	(\$1,101)	\$24,032
Paraburdoo	(\$1,238)	(\$66,567)	\$2,669
UV Mining/Commercial/Industrial			
Ashburton Ward	\$938	(\$2,121,643)	\$1,922,692
Tablelands Ward	(\$3,132)	(\$172,777)	\$24,420

This model reflects an increase of 2.3% or \$544,788 on 2014/15 income. Total amount of concession is \$294,454.

ATTACHMENT 7.1F

Other models exploring different concession amounts and different yields (compared to estimated 2014/15 actuals) were considered, however Model I with 100% concession between what would have been rated using the new GRV Residential/Community valuations and what will be rated with concession applied to the valuations, is seen to be the most equitable.

Strategic Implications

Shire of Ashburton 10 Year Community Strategic Plan 2012-2022

Goal 5 - Inspiring Governance

Objective 4 - Exemplary Team and Work Environment

Risk Management

Adoption of this item has been evaluated against the Shire of Ashburton's Risk Management Policy CORP5 Risk Matrix. The perceived level of risk is considered "High". As a high risk matter, the Executive Manager of Corporate Services will monitor progress.

The proposed Differential Rating will help to underpin Council's long term financial sustainability. The major risk in not adopting the recommended Rating Strategy is in limiting our ability to provide services and facilities into the future.

Policy Implications

Council policy FIN10 Wittenoom Townsite, Wittenoom Gorge and Yampire Gorge Rates and Services Policy applies. In addition to stating it will cease providing all physical services and promotion to Wittenoom and Yampire Gorge, it also states Council is to cease waving rates for Wittenoom properties.

The policy also states *'Council will rate all properties in Wittenoom. This is an acknowledgement that local government rates do not pertain specifically to property but also relate to a range of services provided to the community on a non-geographic basis such a sporting facilities, libraries, roads, governance and economic development.'*

Council Policy ELM10 Financial Sustainability Policy also applies. This policy establishes the financial sustainability framework for the Council. The policy is based on the Council's desire to plan for on-going financial sustainability to provide appropriate services and infrastructure for the community now and into the future.

Voting Requirement

Absolute Majority Required

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Recommendation

That Council:

1. Having considered the submissions regarding the advertised 2015/16 differential model, not support the abandonment of minimum rates for Wittenoom; and maintain all of the differential rates as advertised; but commit to again reviewing the proportions and relativities of all differential and minimum rates before considering the 2016/17 rate model.
2. Offer a concession to GRV Residential/Community properties whose valuations have increased from 2014/15 to 2015/16. The concession to be equivalent to the difference payable between 2014/15 valuations and the proposed 2015/16 GRV Residential/Community properties rate in the dollar (i.e. 0.050208), and 2015/16 valuations and the proposed 2015/16 rate in the dollar. The dollar value of the concession is estimated to be \$294,454.
3. Seek Ministerial approval for the following differential model.

Rate Code Description	Rate in the \$	General Minimum Payment \$	Lesser* Minimum Payment \$
GRV Commercial/Industrial/Tourism	0.050305	\$767.50	
GRV Residential/Community	0.050208	\$614.00	\$460.50
UV Mining/Industrial	0.395516		
UV Tourism	0.160044	\$614.00	
UV Pastoral	0.052635	\$614.00	
UV Residential	0.050208	\$614.00	

Author: Frank Ludovico	Signature:
Manager: Neil Hartley	Signature:

8. NEXT MEETING

The next Ordinary Meeting of Council will be held on Wednesday 15 July 2015, at the Clem Thompson Sports Pavilion, Stadium Road, commencing at 1.00 pm.

9. CLOSURE OF MEETING

ORIGINAL

39

11 July 2015.

Lorraine Thomas.

R.M.B. 8. WITTENOOM 6751

Ph: 9189 7096.

Neil.

Chief Executive Officer,

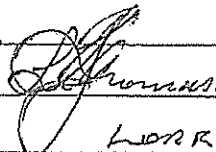
P.O. Box 567

Tom Price, 6751

Please record my objection to Shire of Ashburton
levy "Lesser Minimum Payment" \$460-50, which for
two of my properties, is 23 times greater than the
Valuer Generals GRV Residential valuation.

Also Lesser Minimum Payments at \$460-50,
is almost 7 times (approx \$3,550.00) greater than
the GRV Residential rate 0.038868 in the \$
for total valuation of my Witteroom properties.

I have no objection to payment of the
GRV Residential rate 0.038868 in the \$
for total valuation of my Witteroom properties.

Faithfully,


LORRAINE J. THOMAS.

Kiara Collins

From: Robyn Richardson <mtflo@bigpond.com>
Sent: Sunday, 28 June 2015 10:03 PM
To: SOA
Subject: 2015/2016 Proposed Differential Rates

Follow Up Flag: Follow up
Flag Status: Flagged

Attention Neil Hartley

In response to your letter of 8th June regarding the proposed rates for 15/16. I do not have a problem with a rate that is set reflecting the Ashburton Shire, the pastoral leases within and the UV at a particular time. When UV's are reviewed and lowered it is acceptable that the differential rate may be raised to keep the budget income at a steady level, likewise after a review if the UV rises it would be expected by ratepayers that the differential rate be decreased to maintain the expected budget income and not be used as a means of getting a 'bonus' through the higher rating.

I am absolutely against and object to the proposal for a Rating Strategy that seeks to phase in an 'average' Pilbara/Kimberley pastoral rate. We pay rates to the Shire of Ashburton not the Pilbara/Kimberley region. Our rates are used in a budget for this shire area and are not relevant to other shires or the pastoral rates set in them. There is a woeful lack of information about this proposal.

- What is the 'average' in a changing environment of valuation reviews and seasonal conditions?
- There is considerable differences in pastoral lease sizes and therefore the cost to the shire of maintenance of access roads etc
- What is meant by phasing in? Over what time frame and is this current assessment the beginning of the phasing in?
- What are the budget requirements for the shire, where will our rates be spent, will there be a public road maintenance programme? The Roebourne – Wittenoom Road between RIO rail and Wittenoom has only had grades for many years now and badly needs sheeting and work done in response to issues along the road. Prime example being the pool of water on the northern side of Hooley creek which has caused problems for many travellers this year but there are many more sections as well.
- A considerable amount of money is spent on the section of this road between the rail crossings. Running parallel to this section is the RIO access road which the company keep locked and all traffic has to use the public road. How much do RIO contribute to the maintenance of this section of road?

I want a lot more information on this proposed Strategy before I would even consider it.

Regards
 Tony Richardson
 Mount Florance Station

Frank Ludovico

From: Coolawanyah Station <coolawanyah@bigpond.com>
Sent: Monday, 29 June 2015 8:59 PM
To: SOA
Subject: 1536131 - RV07 - 2015/16 Proposed Differential Rates - Assessment No: A33635

The Shire of Ashburton

NOTICE OF INTENTION OF LEVY DIFFERENTIAL RATES 2015/16

Page 7

Objects and Reasons – UV Pastoral Differential Rate

Recently Council considered a Rating Strategy for the Shire and decided to phase in of rating of Pastoral properties to bring them closer to the average for the overall Pilbara/Kimberley regions.

Please find this email the comments from Coolawanyah Station, PO Box 606, TOM PRICE WA 6751 stating our views on the above.

We feel this paragraph is unclear in its intentions and does not define "phase in" as a timeframe. The use of the Kimberley region, as a template to develop an average property rating for Pilbara Pastoral properties and its connection with the Shire of Ashburton, needs further explanation. Unclear on how this paragraph slots into the objective to raise less rate revenue from properties used for Pastoral activities considering several views can be interpreted including a substantial increase in rates.

We are therefore opposed to this decision and cannot comment further without a clear and justified explanation.

Yours Sincerely

Kim Parsons
Coolawanyah Station
Coolawanyah Pastoral Co Pty Ltd



29 June 2015

Mr Neil Hartley
 Chief Executive Officer
 Shire of Ashburton
 PO Box 567
 Tom Price WA 6751

via email: neil.hartley@ashburton.wa.gov.au

Dear Mr Hartley

Shire of Ashburton ratings strategy

The Chamber of Minerals and Energy of Western Australia (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 companies are price takers in global markets, coupled with Australia's comparatively high construction and operation costs, have increased the pressure on resources sector 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.

Local Government Authorities (LGAs) have undoubtedly faced similar budgetary pressures in recent years and the former Minister for Local Government has encouraged LGAs to consider the adoption of the gross rental value (GRV) method for certain resources sector interests in accordance with the government's policy, which has been implemented for a three year trial period from 1 July 2012.

Considerations in ratings strategies

CME's members have recently brought to its attention the Shire of Ashburton's rates strategy for 2015/16, particularly its proposed differential rates (cents in the dollar). In contemplating its overarching rate setting strategy, the Shire of Ashburton, as with all LGAs, should adhere to the guidance provided in the policies released by the Department of Local Government and Communities (DLG) to clarify aspects of the rates determination process.

Specifically, LGAs should have regard for 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 for mining interests (ss. 6.28 and 6.29), differential rates (s. 6.33), minimum payments (s. 6.35) and giving notice (s. 6.36).

It is also important the Minister for Local Government ensure adherence to these policies when making a determination regarding differential rates, which is required when a differential rates category is more than twice the rate of the lowest category, as is the case for the Shire of Ashburton's proposed differential rates.

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. To that end, CME has been liaising with DLG on some applications by LGAs to apply differentiated rates classes to certain resources sector interests.

Proposed rating strategy for the Shire of Ashburton

The proposed rates for resources sector interests in the Shire of Ashburton are high. In particular, the proposed 'UV mining/industrial' rate category, at 39.55 cents in the dollar, would be an increase of almost 14 per cent on the rate for 2014/15¹ and over 41 per cent higher than the equivalent rate in 2011/12.

It is unclear the extent to which the 'benefits principle', whereby ratepayers should expect to see some additional level of municipal services commensurate with higher differential rates categories, has been considered in the rates strategy.

The Shire of Ashburton's statement of objects and reasons for differential rates asserts the higher rate is levied to "reflect the additional financial impact mining and related industries have," citing the need to finance services including transport, recreation, community and leisure facilities and waste management. However, ratepayers in resources sector operations typically maintain their own private roads, electricity, water and waste services and therefore do not use, nor require, additional municipal services.

Further, revenue received from the 'UV mining lease' and 'UV rural/industrial' rates categories has already increased over 135 per cent, while revenue received from the 'GRV industrial' rate category has increased over 254 per cent, between 2011/12 and 2014/15. Over the same period, the resources sector's contribution to the Shire of Ashburton's total rates revenue has increased from around 63 per cent to around 80 per cent.

Many resources sector companies additionally make substantial voluntary contributions to the Shire of Ashburton by way of community infrastructure development, sponsorships and donations.

When recently announcing the implementation of fast-tracked changes to the asset valuation formulae under the *Land Valuation Act 1978*, which determines how underlying assets are valued, the Ministers for Mines and Petroleum and Lands indicated the change "would provide well-deserved relief for WA's mining and petroleum sectors."²

While rates paid are a combination of the rate and the asset valuation, it is clear in the Ministers' media statement the government's expectation is the valuation of assets should directly impact the overall rates payable by ratepayers.

However, the proposed increase in rates payable for resources sector companies in the Shire of Ashburton comes despite the recent downturn in broader economic conditions and, specifically, despite the decline in valuations for resources sector assets. This appears inconsistent with the expectations of the government outlined in the media statement.

¹ All references to 2014/15 rates and rates revenue from the budget, given the annual report is currently unavailable.

² Government of Western Australia, 2015. *Rates relief confirmed for WA resources sector*, 9 May, www.mediastatements.wa.gov.au/pages/StatementDetails.aspx?listName=StatementsBarnett&StatId=9448.

While the Shire of Ashburton special meeting minutes of 5 June 2015 highlight total valuations have declined around 16 per cent, or \$21 million, on those for 2014/15 due to the change in exploration licence valuation method and the broader economic conditions, it should be noted valuations remain up 2 per cent on 2013/14 and 127 per cent on 2011/12. It therefore appears valuations in 2014/15 were anomalous, with windfall gains resulting from the brief application of the exploration valuation method prior to the unintended consequences being identified and corrected, and from the upward revaluation of particular resources sector assets.

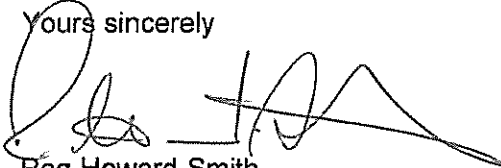
Given 2015/16 valuations are relatively stable compared to 2012/13 and 2013/14 valuations, the Shire of Ashburton should instead be pursuing improvements in organisational efficiency and reductions in budgeted expenditure to meet the current economic circumstances. Resources sector companies and government agencies at other levels of government have been doing so recently, and LGAs should be no different in that regard.

It is imperative the Shire of Ashburton reconsider the proposed rates and consider the issues raised here in its overarching ratings strategy, given the potential impact of the additional rates cost for companies. Any such changes may ultimately impact the Shire of Ashburton's own revenue in the event they impact the profitability of resources sector operations within its boundaries.

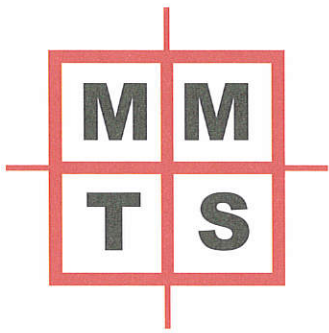
CME encourages the Shire of Ashburton to continue engaging closely with ratepayers on any changes. CME will continue to work with affected members and DLG regarding the impact of the proposed changes.

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.

Yours sincerely



Reg Howard-Smith
Chief Executive



**McMAHON
MINING
TITLE
SERVICES
PTY LTD**

**Ph: (08) 6467 7997
Fax: (08) 9272 6939
Email: mmts@mmts.net.au
Unit 28/168 Guildford Road
Maylands WA 6051**

**PO Box 592
Maylands WA 6931
ABN 70 104 341 817**

30 June 2015

Chief Executive Officer
PO BOX 567
Tom Price WA 6751

Dear Sir/Madam,

McMahon Mining Title Services (**MMTS**) acts as tenement manager for various holders of mining tenements located in the Shire of Ashburton.

We understand that the Shire has issued a notice of intention to increase its rate in the dollar for mining tenements and that the period for any objections closes today, 30 June 2015.

MMTS objects to the proposed increase, on the following grounds:

- (1) The rate in the dollar proposed by the Shire is grossly disproportionate to any benefit provided to tenement holders, especially at the exploration stage (prospecting and exploration licences). The use of infrastructure such as roads is minimal during exploration because:
 - a. vehicles used are not heavy; and
 - b. access to the area by explorers is relatively rare and often confined to an annual exploration season.
- (2) The exploration and mining industry is experiencing particularly challenging economic circumstances and the proposed rate increase is yet another impediment to the development of exploration and mining and ultimately to job creation in the Shire.
- (3) The proposed change to the rate in the dollar follows an amendment to State legislation which closed a loophole that led to exorbitant rates being charged for exploration licences. This is both concerning and disappointing. The Shire's proposal is contrary to the impetus for the State level amendment. The proposal appears to be for revenue raising purposes only and not as a result of any considered policy.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'Shannon McMahon', written over a blue horizontal line.

Shannon McMahon

Principal



Chevron Australia Pty Ltd
 ABN 29 086 197 757
 L24, QV1, 250 St Georges Tce
 Perth WA 6000, Australia
 GPO Box S1580, Perth WA 6845
 Tel 61 8 9216 4000
 Fax 61 8 9216 4444

30 June 2015

Mr Neil Hartley
 Chief Executive Officer
 Shire of Ashburton
 PO Box 567
 Tom Price WA 6751

Via email: soa@ashburton.wa.gov.au

Dear Mr Hartley,

SHIRE OF ASHBURTON - PROPOSED DIFFERENTIAL RATES 2015/16

Thank you for the opportunity to comment on the Shire of Ashburton's proposed differential rates for 2015/16.

Chevron Australia Pty Ltd (Chevron) is the operator developing the Gorgon and Wheatstone Projects located on Barrow Island and near Onslow respectively, both of which fall within the Shire of Ashburton (Shire) jurisdiction. In 2014/15, these projects contributed almost \$8.5 million to the Shire in rate payments, representing over a third of the Shire's total rates revenue.

Chevron-operated projects have made, or committed to, additional contributions to the Pilbara community through social investments in health, education and economic development. In Onslow, the Wheatstone Project is contributing more than \$250 million to social infrastructure and critical services infrastructure.

Chevron acknowledges the recent comments made by the Shire President regarding the range of complex factors, including valuation variations, impacting the Shire's ability to determine the 2015/16 council rates. However, Chevron is concerned that the 2015/16 proposed increase of almost 14 per cent to the UV Mining/Industrial rate category (which applies to Chevron properties) does not reflect the considerable contribution from Chevron-operated projects and creates an inequitable rates burden for the reasons outlined below:

1. *Valuation variations:* Chevron considers that the proposed rate does not reflect the large increases in rate revenue from Chevron-operated projects resulting from significant rises in valuations relating to Chevron-operated properties. For example, since the 2011/12 rating period, increases to the valuations for the Gorgon Project leases on Barrow Island have resulted in an overall increase of more than 160 per cent in rates payable.
2. *Use of Shire infrastructure and amenities:* Chevron considers that the proposed rate does not reflect that the Gorgon Project leases on Barrow Island do not have any impact on Shire infrastructure or amenities as all infrastructure and amenities are provided by the Project

because of the remote location of Barrow Island. Chevron notes that the Shire has applied lower rates to both the UV Pastoral and UV Tourism rate categories to reflect the low impact of these properties on Shire infrastructure and amenities and considers that a similar approach be applied to the rating of the Gorgon Project leases on Barrow Island to ensure a consistent and equitable approach across ratepayers.

3. *Additional contributions to the Shire:* Chevron recognises the importance of maintaining a standard of services and infrastructure within the Shire and, together with its co-venturers, is already making a considerable contribution over and above its rates payments, including more than \$250 million for social infrastructure and critical infrastructure via the Wheatstone Project.

Chevron therefore seeks that the Shire reconsider the 2015/16 differential rate for the UV Mining/Industrial category and would welcome the opportunity to discuss this matter with you with the view to achieving a rating structure that is fair and equitable for all ratepayers and also meets the Shire's budgetary needs.

Please contact Amy Ruddock (Government Affairs Advisor) on 9216 4490 or Amy.Ruddock@chevron.com if you would like to discuss this matter further.

Yours sincerely



Peter Fairclough
Policy, Government and Public Affairs General Manager



MINISTER FOR FINANCE; MINES AND PETROLEUM

Your Ref: RV01
Our Ref: 42-62730

SHIRE OF ASHBURTON	
Rec No:	1535965
26 JUN 2015	
File:	RV01
Officer:	CEO

Ms Kerry Wright
Shire President
Shire of Ashburton
PO Box 567
TOM PRICE WA 6751

Dear Ms Wright

Kerry

RATES RELIEF FOR WA RESOURCES SECTOR

Thank you for your letter dated 12 May 2015 concerning recent amendments to the *Valuation of Land Act 1978*.

These amendments were necessary to correct an unintended increase in local government rates driven by an escalation in mineral and petroleum tenement rentals. The Government saw a need to balance the unintended additional rate burden for tenement holders by returning the calculation factor to what was intended. The reduction you refer to may be more correctly described as a return to agreed levels.

The Valuer General and the Department of Local Government and Communities were consulted and agreed with the need for amendments. Unfortunately, further consultation was not possible due to an urgent need to resolve the issue prior to the coming year's rating.

I appreciate local governments have fiscal responsibilities and need to manage service provision to rate payers. However, the outcome of the exercise was not to lower rates, but to correct an anomaly and return the situation to what was always intended.

I trust that these points clarify the background and approach of the State Government on this matter.

Yours sincerely

Bill Marmion

HON BILL MARMION MLA
MINISTER FOR FINANCE; MINES AND PETROLEUM

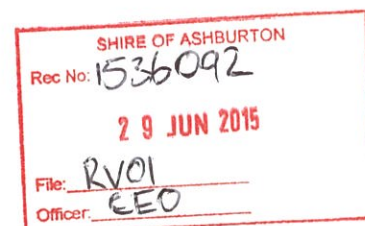
23 JUN 2015



The Hon Terry Redman MLA
Minister for Regional Development; Lands;
Minister Assisting the Minister for State Development

Your Ref: RV01
 Our Ref: 39-30562

Ms Kerry White
 Shire President
 Shire of Ashburton
 PO Box 567
 TOM PRICE WA 6005



Kerry

Dear ~~Ms White~~

Rates Relief Confirmed for WA Resources Sector

I refer to your letter dated 12 May 2015 concerning the urgent amendments to the *Valuation of Land Act 1978* (VLA) which take effect on 30 June 2015.

The reasons for the urgency of the amendments were explained in Landgate's letter dated 6 March 2015 to the Chief Executives of all affected local governments which included the Shire of Ashburton. It was the increasing and significant variance between the unimproved values of what could be identical exploration licenses that led the Valuer-General to recommend the changes to the formula basis of valuation. These three times variances in unimproved value were considered to be unfair and inequitable.

Cabinet agreed to the proposed changes and also to the importance of having the amendments to the VLA in operation for the new financial year. It is noted that the urgency was accepted by both sides of Parliament, to the extent that the Bill was able to be drafted, introduced, debated and passed within two months.

Time constraints did mean that the consultation was compressed, however all local governments were informed in writing of the proposed changes and were also invited to seek additional information. Additionally the Western Australian Local Government Association, Department of Local Government and Communities were briefed together with the Parliamentary Labor Party and the Greens Western Australia representative in the Legislative Council, the Hon Robin Chapple Member for Mining and Pastoral Region.

The new formulae will apply to the calculation of unimproved values of exploration licenses, petroleum/geothermal exploration permits and drilling reservations as from 1 July 2015 meaning that they will return values to the levels applying to existing tenements in 2012. Whether this leads to an overall rate reduction is a matter for individual local governments to determine. If it is intended to maintain rate collections at existing levels there will need to be a resetting of differential rates to offset the effect of the reduced UVs assessed for some tenements. As a consequence this will lead to increased rates for some tenement holders on lower values. I believe that this is understood by the Association of Mining and Exploration Companies Inc (AMEC). The main advantage gained from the changes in the valuation process will be more stability in the levels of values and more predictability in future rates assessments.

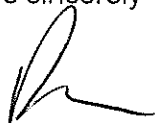
The existing tiered rentals in place for exploration licenses will continue as will the increased rentals for petroleum and geothermal permits. This is in support of cost recovery and also underpins the 'use it or lose it' principle.

Until the full impact of the escalating annual rentals and fees were reflected in the unimproved values, the Valuer-General advises that complaints about unimproved values of mining and petroleum tenements from industry were negligible.

The changes protect the integrity of the valuation system by ensuring that the unimproved values are set using clear and consistent methodologies, designed to maintain fairness and equity between lands of the same class. Clearly this has not been the case over the past two years if measured against the significant level of complaint raised by industry bodies, some local governments and affected tenement holders.

I trust that this provides a satisfactory explanation to your concerns.

Yours sincerely



HON TERRY REDMAN MLA
MINISTER FOR LANDS

24 JUN 2015

SHIRE OF ASHBURTON

Administration Centre. P.O. Box 567, Tom Price, 6751
 Telephone (08) 9188 4444
 Facsimile (08) 9189 2252
 Email: soa@ashburton.wa.gov.au
 Enquiries: Neil Hartley - CEO
 Our Ref: RV01



12/05/2015

Honourable W Marmion BE MBA MLA
 Minister for Finance & Mines and Petroleum
 10th Floor, London House
 216 St George's Terrace
 PERTH WA 6000

Dear Sir

Rates Relief Confirmed for WA Resources Sector

I refer to your 9 March 2015 media release highlighting that the State Government has graciously protected Western Australia's mining and petroleum sectors from 'extraordinary local government shire rate increases'.

For the Ministers' background information it is the State Government's Valuer General and the State Government's own legislation that drives the values which local governments are required to use (again state government legislation) as the basis of their municipal rating.

It is fully appreciated that these reforms provide obvious financial relief for WA's mining and petroleum sectors and we ask that the following information be provided for the Shire of Ashburton's enlightenment so we can better understand the reasons why the State has seen fit to take this urgent course of action without providing the time for prior consultation with one of the most affected local governments in Western Australia, the Shire of Ashburton.

1. How much of a dollar rate reduction is the local government sector going to need to suffer as a result of these State Government legislative changes?
2. How much of a reduction is the Shire of Ashburton going to need to suffer as a result of these State Government legislative changes?
3. How much of a dollar reduction is the State Government going to bear in its Exploration Permit and License fees, as a result of these State Government legislative changes?
4. How will the changes protect the integrity of local government, when the previous valuation and rating system was well understood by both the Valuer General and local governments?
5. Why didn't the State Government take the option of simply maintaining its annual license/permit fees (which drove the Valuer General's valuations) at the same level of the first year's fees if it wished to provide relief for the resources industry?
6. Why didn't the State conclude that if it wished to retain the principles of its regulation changes of 2006 (which escalated State Government rents as exploration licenses neared the end of their terms, under the "use it or lose it" principle) that having complimentary escalations in local government rates would not in fact assist with that overarching policy position? Surely the obvious conclusion is that the changes just made are directly opposing that original view and detrimental to achieving the State's own "use it or lose it" goals?

7. The media release highlights that the new legislation would stabilise local government rates at a lower level. Does the state government believe that lowering local government rates will assist in local government sustainability and improved services to remote communities living in an already expensive economic environment?
8. The Shire of Ashburton also supports the principle of "fairness and equity", but does the State concur that this legislation, brought in without any direct consultation with one of the most affected local governments of Western Australia, is a reflection of that fairness and equity principle?

We look forward to your responses at your earliest convenience.

Regards



Kerry White
Shire President

CC: Honourable Terry Redman MLA
Minister for Regional Development; Lands; Minister Assisting the
Minister for State Development
9th Floor, Dumas House
2 Havelock Street,
WEST PERTH WA 6005

Shire of Ashburton

2015/2016 Rates Modelling Statistics

Council I+Conces

100%

0

Rating Code	Rate Code Description	Proposed Rate in \$	Estimated 14/15 Actual	Proposed 2014/15				Total Assess	Assess Above Average		Assess Below Average		No of Mins	% of Min Assess		
				Valuation	Total Rates	% Increase	Average		Minimum	Maximum	No	%			No	%
B	GRV Commercial/Industrial/Tourism	0.050305	1,113,433	22,418,749.00	1,146,836.00	3.0%	5,851.20	767.50	80,007.35	196	40	20%	156	80%	40	20%
A	GRV Residential/Community	0.050208	3,810,619	80,997,719.00	4,105,073.02	7.7%	1,622.56	460.50 ⁽¹⁾ 614.00	25,063.78	2530	755	30%	1775	70%	17	1%
AB	UV Mining/Industria	0.395516	18,370,516	47,011,995.00	18,719,555.94	1.9%	16,095.92	614.00	2,663,801.85	1163	116	10%	1047	90%	393	34%
AC	UV Tourism	0.160044	52,830	340,000.00	54,414.90	3.0%	13,603.73	3,200.88	32,008.76	4	2	50%	2	50%	2	50%
AA	UV Pastoral	0.052635	233,203	5,284,932.00	281,008.19	20.5%	6,690.67	614.00	51,839.96	42	13	31%	29	69%	9	21%
AD	UV Residential	0.050208		2,250,000.00	112,967.77		112,967.77	112,967.77	112,967.77	1	0	0%	0	0%	1	100%
	TOTAL		23,580,614	158,303,395	24,419,856					3,936	926		3,009		556	
			23,580,614	158,303,395	24,419,856	3.6%										
			Change	839,242												

⁽¹⁾ Lesser Minimum

Note:

Proposed Concession for GRV Residential
 Proposed actual GRV Residential yield 3,810,619.00 0%