

# **AGENDA**

## **SPECIAL MEETING OF COUNCIL**

**To be held on  
Tuesday, 3 July 2007  
at 7.00 pm  
City of Albany Council Chambers**

## City of Albany

### **\*\* Disclaimer \*\***

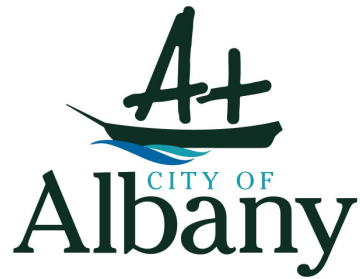
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Signed \_\_\_\_\_

**Andrew Hammond**  
Chief Executive Officer

Date: 28<sup>th</sup> June 2007



## NOTICE OF A SPECIAL COUNCIL MEETING

Her Worship The Mayor and Councillors

A Special Meeting of the City of Albany will be held on Tuesday, 3rd July 2007 in the Council Chambers, North Road, Yakamia commencing at 7.00 pm.

The purpose of the meeting is to:

- Consider advertising the levying of differential rates for the 2007/2008 financial year; and
- Review the proposed 2007/2008 budget.

(Signed)

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**Andrew Hammond**  
CHIEF EXECUTIVE OFFICER

28 June 2007

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1. **DECLARATION OF OPENING**
2. **RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)**
3. **OPENING PRAYER**

*“Heavenly Father, we thank you for the beauty and peace of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”*

4. **PUBLIC QUESTION TIME**

Council’s Standing Orders Local Laws provide that each Special Meeting of the Council shall make available a total allowance of 30 minutes, which may be extended at the discretion of Council, for residents in attendance in the public gallery to address clear and concise questions to Her Worship the Mayor on matters relating to the **business listed on the agenda.**

Such questions should be submitted to the Chief Executive Officer, in writing, no later than 10.00am on the last working day preceding the meeting (the Chief Executive Officer shall make copies of such questions available to Members) but questions may be submitted without notice.

Each person asking questions or making comments at the Open Forum will be **LIMITED** to a time period of **4 MINUTES** to allow all those wishing to comment an opportunity to do so.

5. **DECLARATIONS OF FINANCIAL INTEREST**

[Members of Council are asked to use the forms prepared for the purpose, aiding the proceedings of the meeting by notifying the disclosure by 3.00pm on that day.]

**6. REPORTS**

**6.1 Advertise Differential Rates 2007/08**

<b>File/Ward</b>	:	FIN069 (All Wards)
<b>Proposal/Issue</b>	:	Council advertise its intention to levy differential rates for 2007/2008
<b>Subject Land/Locality</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer(s)</b>	:	Manager Finance (S Goodman)
<b>Disclosure of Interest</b>	:	Nil
<b>Previous Reference</b>	:	Nil
<b>Summary Recommendation</b>	:	THAT Council advertise its intention to levy differential rates for the 2007/08 financial year.
<b>Bulletin Attachment</b>	:	Nil
<b>Locality Plan</b>	:	Nil

**BACKGROUND**

1. All Gross Rental Value (GRV) properties are revalued every four years. This quadrennial revaluation has been done over the previous 12 months and the new values will be used in rates calculations for 2007/08.
2. The average valuation increase for occupied properties, based on possible annual rental from a third party, was 30%. The average value of vacant land, which is based on the capital value of the land, was 190%.

**STATUTORY REQUIREMENTS**

3. Section 6.36 of the Local Government Act (1995) requires that a local government give local public notice of its intention to levy differential rates, make available a document describing the objects of and reasons for each differential rate, invite public submissions on the proposal, allow at least 21 days for submissions, and consider any submissions before imposing a differential rate.

**POLICY IMPLICATIONS**

4. There are no policy implications relating to this item.

Item 6.1 continued

### FINANCIAL IMPLICATIONS

5. There are no financial implications for the City of Albany as total revenue will be the same whether or not differential rates are applied.

### STRATEGIC IMPLICATIONS

6. This item directly relates to the following elements from the City of Albany 3D Corporate Plan...

***‘Community Vision***

*Nil*

***Mission Statement***

*The City of Albany is committed to sustainably managing Albany’s municipal assets, delivering excellent community services and providing sound governance.*

***Priority Projects:***

*Nil*

### COMMENT/DISCUSSION

7. The City proposes to levy differential rates for the 2007/08 financial year. Details of the proposed rates are:

Description	Actual Rate '06/07	Proposed Rate '07/08
Gross Rental Value (GRV)		
Occupied properties	11.2366	9.0031
Vacant land	11.2366	4.5960
Unimproved Value (UV)	0.5424	0.3779
Minimum Rate	\$508	\$508

8. It should be noted that rates in the dollar have been reduced to compensate for the revaluation of all Albany properties by Landgate (the Valuer General). Whilst the value of occupied GRV properties increased by an average of 30%, the vacant land valuation, which is based on the capital value of the land, increased by an average of 190%.
9. The purpose of the differential rate for vacant land is to ensure that the average rates burden carried by owners of vacant land is consistent with previous valuations. When such properties are developed, the higher GRV Occupied Rate will be imposed, reflecting the increased level of City services.
10. It is proposed that in accordance with the statutory requirements associated with the levying of differential rates, electors and ratepayers be invited to make written submissions prior to 27<sup>th</sup> July 2007 commenting on the proposed differential rate. Council will consider submissions at the budget adoption meeting on 31<sup>st</sup> July 2007.

Item 6.1 continued

**RECOMMENDATION**

**THAT Council:**

1. **Advertise its intention to levy differential rates for the 2007/08 financial year.**
2. **Consider any submissions at the Special Meeting of Council to adopt the 2007/2008 annual budget on 31 July 2007.**

*Voting Requirement Simple Majority*

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**6.2 Review proposed 2007/08 Budget**

<b>File/Ward</b>	:	FIN069 (All Wards)
<b>Proposal/Issue</b>	:	Review of the Draft 2007/2008 budget
<b>Subject Land/Locality</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer(s)</b>	:	Manager Finance (S Goodman)
<b>Disclosure of Interest</b>	:	Nil

**BACKGROUND**

1. Copies of the draft 2007/2008 Budget have been separately provided to Councillors. This item will enable any debate on the proposed budget and the opportunity to make necessary amendments prior to the proposed adoption of the Budget at the Special Meeting of Council to be held on Tuesday 31 July 2007.

**7. CLOSURE OF MEETING**