

Shire of Moora

Analysis of 2025/26 Differential Rates Submissions

Introduction

In total, 32 submissions from the Shire's ratepayers have been received, covering 39 assessments.

These submissions have been categorised for the purpose of summarising feedback according to the rating category applicable to the respondent's property. Where a submission covers assessments in multiple rating categories, it has been categorised in the following order:

1. UV Special Rural
2. UV Rural
3. GRV Commercial / Industrial
4. GRV Residential

This categorisation was applied, as the proposed differential rates apply to UV rated properties. A general rate is proposed to apply to GRV rated properties.

On this categorisation, the number of submissions received can be summarised as from the following categories

Rating Category	Support	Object	Total
UV Special Rural	1	11	12
UV Rural	-	7	7
GRV – Residential	-	12	12
GRV – Industrial / Commercial	-	1	1
Total	1	31	32

For context, the total number of properties in each category and the number of submissions received is presented below:

Rating Category	Total # of Assessments	# of Submissions
GRV – Residential	712	12
GRV – Moora Industrial / Commercial	101	1
GRV – Other Town Site Residential	123	-
GRV – Other Town Site Industrial / Commercial	11	-
UV – Rural	398	7
UV – Special Rural	72	12
UV – Mining	28	-
Total	1,445	32

Summary of Submissions

The key themes from submissions in each rating category have been summarised and are presented in the following section. Each submission is supplied in full under separate cover.

It is important to note that most of the submissions were copies of two specific original submissions rather than independent statements.

UV Special Rural (12 Submissions)

1. Lack of Transparency and Communication

Respondents expressed frustration over the **poor communication** from the Shire:

- Notifications were received **only a day before** the submission deadline
- No **clear explanation** of who would be affected or how the changes were determined
- Absence of **public forums**, media advertisements, or direct consultation

Respondents contend that this has led to confusion and a sense of exclusion from the decision-making process.

2. Unclear Classification and Impact

Several submissions questioned the **reclassification of properties**:

- Properties previously rated as UV were reportedly reclassified as “Urban Farmland” without notice
- Concerns about **how land use, size, or productivity** influenced rate changes
- Requests for clarity on **who benefits** from the changes and **how rates are calculated**

3. Financial Burden and Equity Concerns

A dominant theme was the **perceived unfairness** of the proposed rates:

- Ratepayers with **non-income-generating land** (e.g., retirees, residential blocks) felt disproportionately impacted
- Some feared being forced to **sell their properties** due to unaffordable rate increases
- Questions were raised about **preferential treatment** for certain landowners and the **basis for rate increases**

4. Limited Services for Affected Properties

Many submissions highlighted the **lack of services** provided to properties facing increased rates:

- No street lighting, footpaths, kerbing, or deep sewerage
- Minimal road maintenance and poor verge management
- Requests for details on **what new services** would be introduced if rates increased

5. Calls for Due Process and Extended Consultation

Ratepayers urged the Shire to:

- **Extend the submission deadline** to allow proper community input
- **Hold public forums** and provide detailed documentation
- Ensure **fair and inclusive consultation**, especially for absentee landowners

6. Minority Support for the Proposal

One submission supported the differential rating, citing:

- The need for **equitable rating across property types**.
- Recognition of the **economic pressures on broadacre farming**

UV Rural Submissions (7 Submissions)

1. Lack of Transparency and Communication

Many submissions expressed concern over the **absence of clear, timely, and direct communication** from the Shire:

- Ratepayers were often informed **via social media or last-minute emails**, rather than through formal channels.
- Several residents requested clarification on **who would be affected**, why the changes were proposed, and how decisions were made.
- The **Special Meeting on 16 July 2025** was criticised for lacking information and failing to engage the community meaningfully.

2. Financial Burden and Equity Concerns

A recurring theme was the **disproportionate financial impact** on a small group of ratepayers:

- The proposed UV – Urban Farmland rate of 0.008326 compared to 0.004671 for UV – Rural was seen as unfair, resulting in **average increases of \ \$270 per affected property**, plus a general 3% rate rise
- Some ratepayers reported **estimated increases of over \ \$700**, with no corresponding improvement in services
- Concerns were raised about **inequity**, especially where similar properties were rated differently across town.

3. Minimal Services for Affected Properties

Ratepayers highlighted the **lack of infrastructure and services** in areas facing increased rates:

- No street lighting, footpaths, kerbing, or deep sewerage.
- Poor road conditions and inadequate drainage.
- Limited or no maintenance of verges and public spaces.

4. Unclear Reclassification and Rating Logic

Several submissions questioned the **reclassification of properties** to “Urban Farmland”:

- Residents were not notified of changes to their property classification.
- Requests were made for the **criteria used to determine reclassification**, and who recommended the changes.

- The rationale behind **differential rating based on UV rather than GRV** was seen as a way to maintain revenue despite falling property values.

5. Calls for Proper Consultation and Review

There were strong appeals for:

- **Pausing the implementation** of differential rates until proper consultation is undertaken.
- **Direct engagement** with affected property owners.
- A review of the Shire's **internal expenditures** and exploration of alternative funding sources.

6. Community Impact and Social Division

Concerns were raised about the proposal creating an “**us vs. them**” divide:

- The changes were seen as favouring rural farmland owners at the expense of urban landholders.
- The proposal was described as causing **stress, confusion, and community angst**, especially during a time of rising cost of living.

GRV Commercial (1 Submission)

1. Lack of Transparency and Disclosure

The submission expresses concern over the **absence of clear information** regarding:

- Who will be affected by the proposed changes.
- Why the changes are being introduced.
- What the broader implications are for ratepayers.

The ratepayers felt that the Shire had not adequately explained the rationale or mechanics of the proposal

2. Concerns About Rate Calculation Methodology

The submission critiques the shift from **Gross Rental Value (GRV)** to **Unimproved Value (UV)** as a basis for rate calculation:

- The concern is that if GRV stagnates or declines due to economic conditions, the Shire could still impose rate increases by switching to UV.
- This approach is perceived as a way to **maintain or increase revenue** despite falling property values

3. Community Impact

The ratepayers argue that the proposed differential rating would be **detrimental to the community**:

- It could impose **unfair financial burdens** on property owners.
- The submission reflects a broader sentiment that the proposal lacks fairness and could exacerbate economic pressures

GRV Residential (12 submissions)

1. Lack of Transparency and Communication

A dominant concern across submissions was the **poor communication** from the Shire:

- Many ratepayers reported receiving information **only one day before the submission deadline**, or via **social media rather than direct contact**.
- There was **confusion about which properties were affected**, with some residents unsure if their UV-rated land would be reclassified as “Urban Farmland”
- Several called for **clearer explanations** of how the differential rates were calculated and why specific properties were targeted

2. Financial Burden and Equity Concerns

Submissions highlighted the **disproportionate financial impact** on a small group of ratepayers:

- The proposed changes were seen as a way to **maintain or increase rates** even if property values (GRV) decline
- Concerns were raised about **ongoing compounding increases**, with one submission noting that a one-off increase would still result in higher annual rate hikes due to percentage-based calculations
- Many felt the proposal was **unfair**, especially given the **lack of corresponding service improvements**.

3. Minimal Services for Affected Properties

Ratepayers questioned the **value received for their rates**:

- Common complaints included **no street lighting, footpaths, kerbing, or deep sewerage**, and **poor road maintenance**
- Some noted that **basic infrastructure was lacking**, and improvements were long overdue or inconsistently delivered

4. Concerns About Reclassification and Future Implications

There was widespread unease about the **reclassification of UV-rated properties**:

- Residents were not informed about changes to their property classification.
- Questions were raised about whether this would set a precedent for **future differential rating of other property types**, such as those with wind turbines or intensive farming

5. Calls for Proper Consultation and Review

Many submissions urged the Shire to:

- **Pause the implementation** until proper consultation is undertaken.
- **Engage directly** with affected property owners.
- Provide a **transparent and consistent framework** for rate setting going forward

6. Community Impact and Distrust

The proposal was seen as causing **community division and distress**:

- Several submissions described the process as **rushed, opaque, and unfair**, leading to **anxiety and frustration**
- There were calls for the Shire to **learn from neighbouring councils**, such as Dandaragan, which had abandoned similar proposals after community feedback

Response to issues raised

Communication

From the submissions received, it is clear that respondents believe further communication is needed in order for the community to understand the differential rating.

The *Local Government Act 1995* (Act) S6.36 requires that local public notice be given before imposing any differential general rates or minimum payments. Section 1.7 of the Act states:

Where, under this act, local public notice of a matter is required to be given, notice of the matter must be –

- (a) Published on the official website of the local government concerned in accordance with the regulations; and
- (b) Given in at least 3 of the ways prescribed for the purposes of this subsection.

Local Government (Administration) Regulations 1996 3A(2) provides the following methods for the purposes of LGA S1.7(b):

- a) Publication in a newspaper circulating generally in the state;
- b) Publication in a newspaper circulating generally in the district;
- c) Publication in 1 or more newsletters circulating generally in the district
- d) Publication on the official website of the Department or another State agency, as appropriate having regard to the nature and matter of the persons likely to be affected by it for –
 - i. The period specified in or under the Act in relation to the notice; or
 - ii. If no period is specified in relation to the notice – a period of not less than 7 days
- e) Circulation by the local government by email, text message or similar electronic means, as appropriate having regard to the nature of the matter and the persons likely to be affected by it.
- f) Exhibition on a notice board at the local government offices and each local government library in the district for-
 - i. The period specified in or under the Act in relation to the notice; or
 - ii. If no period is specified in relation to the notice – a period of not less than 7 days
- g) Posting on a social media account administered by the local government for –
 - i. The period specified in or under the Act in relation to the notice; or
 - ii. If no period is specified in relation to the notice – a period of not less than 7 days

The Shire has complied with the requirements of the Act in relation to Local Public Notice of the proposed differential rates. Namely:

1. On the 18 July 2025, notice was published:
 - a. In the West Australian Newspaper
 - b. On the Shire's Website
 - c. On the Shire's Facebook Page;
2. Displayed at the Shire Library

The Objects and Reasons prepared for the proposed differential rates were prepared in accordance with the requirements of the Act and are available for viewing. The form and content of the objects and reasons is comparable with Objects and Reasons prepared by other WA Local Governments that apply differential rating.

Notwithstanding the above, in response to feedback identified from submissions during the notice period, the Shire prepared further information in relation to the operation of differential rates, which was published toward the end of the submission period. From submissions received, it appears that this was the first notice seen by some respondents.

Concerns about Rate Methodology

Some submissions contend that the proposed changes are a way to maintain or increase rates even if property (GRV) declines.

It should be noted that all properties are rated on either a Gross Rental Value (GRV) or Unimproved Value (UV).

The **Minister for Local Government** decides whether a property is rated on a GRV or UV basis. This decision is based on the **predominant use of the land**:

- **GRV (Gross Rental Value)** is applied when the land is used predominantly for **non-rural purposes**, such as residential, commercial, or industrial use.
- **UV (Unimproved Value)** is used when the land is used predominantly for **rural purposes**, especially where a livelihood is derived from the land

Valuations are carried out by the **Valuer General's Office of Landgate**, which provides either GRV or UV values depending on the land use. These values are then multiplied by the rate in the dollar set by the local council to determine the rates payable.

The proposed differential rates do not include any reclassification of land between GRV or UV rating.

The proposed differential rates for UV properties are based on existing categories (that have previously been rated uniformly).

SUBMISSIONS

Reply

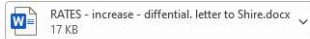
FW: Objection - Differential rates



Gavin Robins
To: Dallas Wood Harris
Cc: Geize Teixeira

Reply
 Reply All
 Forward

Wed 6/08/2025 5:46 PM



Hi Dallas.

I have attached for your information, an objection in respect of the differential rate proposal from Ms Dawn Ardley – an employee.

In her message, she quotes rates information said to have been provided to her by another rate payer, but originally provided to that party by the Shire's Rates Officer. The only rate payer I am aware of in this context is Ms Margaret Nothdurft, with whom you spoke at my request.

Assuming my deduction of the source of information is correct, do you think the information quoted is consistent with the advice you gave Ms Nothdurft?

Thank you very much.

Regards
Gavin

From: Shire of Moora <shire@moora.wa.gov.au>
Sent: Wednesday, 6 August 2025 12:35 PM
To: Gavin Robins <ceo@moora.wa.gov.au>; Bob Hoogland <dceo@moora.wa.gov.au>
Cc: Geize Teixeira <mfs@moora.wa.gov.au>
Subject: FW: Objection - Differential rates

Kind regards,

Victoria Anderson
Administration & Records Officer



Attachment

Chief Executive Officer
Shire of Moora
34 Padbury Street
MOORA WA 6510

6th August 2025

Subject – Proposed Differential Rate 2025/26

I am writing to formally object to the proposed rate increase as discussed at the Special Meeting on 16th July 2025.

Although advice from yourself via email was requested by a neighbouring property owner regarding who the proposal will affect, with councillors being cc'd in, a clear response was never received, therefore I can only assume that my property at 89 Brown Street, Moora will be affected.

Small properties/ land holdings have seemingly been reclassified as "Urban Farmland," though I was not notified of the change and request clarification on the matter. My property, as per the 2024 rates notice, is listed as UV. Changes to this rating have not been made clear to the ratepayers it will affect.

I wish to be provided with the facts of how council determined why the change should take place, who recommended and who will benefit from the change/s?

As per the Shire's meeting minutes, the increase to be generated from the proposed changes to the rating structure is planned to fund infrastructure and services for affected properties. Given where my property is situated, the only benefit I currently receive from the shire, is grading the gravel road at the south end of Long street, now and again. We have no street lighting, footpaths, kerbing or access to deep sewerage and drainage is questionable. If the rate increase progresses, please provide an explanation on what new services the Shire intends to provide for the area where I live.

I am still extremely concerned about the lack of understandable information prior to the Special Meeting. Given the complexity of the proposal, I believe there should have been opportunities for affected landowners to seek clarification directly from council and confirm exactly which properties are impacted. As it was, I was only made aware of the proposal from several Face Book posts, none of which were generated by the Shire of Moora.

I have been provided with evidence, from a fellow landholder, which they received from the Shire of Moora Senior Rates Officer. The officer has calculated the rates for their property, and the increase is substantial – over \$700. Once again, I remind you that landowners of UV/ Special Rural rated properties receive few benefits as outlined above, and this is not likely to change with an increase to the annual rates of the 37 properties.

Are the rates for farmland, where an income is generated, to increase or decrease, as I am led to believe.

The Shire of Moora Councillors are elected by the ratepayers of the Shire of Moora. This proposal has caused much angst within our community, and I hope that the councillors heed this and direct the CEO and staff to provide full transparency.

Regards

Dawn Ardley.

Reply

Re: Shire of Moora Proposed Differential Rates 2025-2026

Terry and Peter Ackland
To: Dallas Wood Harris

Fri 8/08/2025 12:21 PM

8/8/2025
Dallas Wood Harris
Senior Rates Officer
Shire of Moora.

Dear Dallas,
Thank you for your email yesterday 7/8/2025, informing us of the Proposed Differential Rates for 2025/2026.

This is the first Shire communication to us. And sent to us, addressed to 'Good morning', (a general email to all?), **one day before the closing date 8/8/2025 for submissions.**

When this serious proposal, was first mooted, why wasn't every ratepayer advised using the contact information held by the shire, -phone text numbers, email, Mail, letter box drop etc, where necessary, to inform ratepayers. Just as we have for years, received the shire texts regarding the active fire information.

We have not seen any media advertisements of this Proposal, nor notice of a public Forum. When, and what publications has the Shire, as claimed, advertised this Proposal for public Submission?

Have any local Ratepayer organisations, (business, private, government) or other ratepayers, been advised by the Council of these proposed Rate changes, prior to; or like us, one day prior to closing date?

As our email from the Council yesterday, was addressed to 'Good morning', one presumes that it is also a general last minute, one day's notice to every Ratepayer in the Shire.

We are extremely disappointed at what we believe is Moora Shire's unethical, unfair, and discriminatory behaviour. Not everyone has access to, or buys/ reads printed media, let alone has access to or uses the Internet. Some may have been away, if the Proposal were published.

With such a huge change for some in the offing, I believe the CEO is grossly negligent in not promoting this Proposal more widely and with an adequate time for Ratepayers to research and consider this proposed change. For some this will be a considerable financial cost.

How many other ratepayers do not have this information, or like us, have received it **one day before the closing date?**

My husband and I are ratepayers of both Moora farm and town properties. We do not continuously live in Moora, so we, probably like some other absent ratepayers, are not exposed to local community talk.

My husband and I are ratepayers of both Moora farm and town properties. We do not continuously live in Moora, so we, probably like some other absent ratepayers, are not exposed to local community talk.

I believe that this is a rushed and poorly thought out scheme to quickly be passed through Council without ratepayers having enough time to consider the repercussions and implications. It is certainly not a very honourable way to run our Council and provide for our Community at large.

Why the sudden rush to introduce this change without proper community investigation and public discussion at an open Forum? It is so necessary that everyone can understand what it means now and in the future. Will the Rate changes move on to other money making local enterprises?

We very strongly, do not agree with this Proposal.

Please table this letter at your Council Meeting.

Yours sincerely
Terry Ackland (Mrs)
Email : [REDACTED]

On 7 Aug 2025, at 10:40 am, Dallas Wood Harris <dallas.wood.harris@moora.wa.gov.au> wrote:

Good morning,

Please see attached the Proposed Differential Rates for the 2025/2026 financial year, the information in the Q & A is to provide a better understanding of the differential rates that the council has advertised for public submission.

If you have any further questions regarding this matter I'm happy to discuss and provide additional details that will assist you with your enquiry, I can be contacted by email: ro@moora.wa.gov.au or by mobile phone: 0484 259 827.

Kind regards

Reply

Objection to Differential Rating

Victoria Anderson
To: @ Gavin Robins, @ Rob Hoagland
Cc: @ Geze Telesie; @ Dallas Wood Harris

OBJECTION TO DIFFERENTIAL RATING - L.ARMH.pdf
401 KB

📎 Reply 📎 Reply All ➔ Forward 📧 ...

Fri 8/08/2025 1:12 PM

📄 Open PDFs in Adobe Acrobat

Afternoon

The attached has been handed into front counter and there is one for all councillors and the CEO (all the same letter). It has been scanned and save in Synegy.

Kind regards,

Victoria Anderson
Administration & Record Officer



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Attachment

Chief Executive Officer
Shire of Moora
34 Padbury Street
MOORA WA 6510

7th August 2025

To the CEO and All Councillors of the Shire of Moora

I am writing to formally object to the Moora Shire's proposal to introduce Differential Rating for 2025/26 as was supposed to be discussed at the Special Meeting on the meeting held 16th July 2025.

I went along to that meeting expecting to hear information and left feeling totally deflated as there was no presentation or information describing what Differential Rating meant to the ratepayers in the short or long-term. It was easy to see that those that did attend were a surprise or just not welcome. There weren't enough seats for us all, no information or chairs available to look at the video recording system looked like it was turned off and there was definitely no warmth in the welcoming us to the meeting. I got the feeling that you the CEO and some Councillors thought we were just a nuisance and wanted to get us out of there as soon as possible.

I am a 77 year old woman and live on the aged pension so I have a tight budget. I want to know how much my rates are going to rise now and what does this differential rating mean for the future. Does it mean every year my rates may increase so the farmers don't have to pay too much? That is what seems like right now!

Why would the Shire want to introduce a rate system that is not fair to everyone? If the main reason is because it is unfair to the Farmers please remember I and most other people with larger blocks in town do not make money from our land and we certainly cannot claim what we pay as a tax deduction from theATO.

My husband and I moved to Moora, bought our land and built a house for our retirement years. My husband has passed and I have to live my life without him. I can't wait to spend my last years worrying that I may have to sell up and move away because I cannot afford my rates.



The Shire's proposal will hit some people hard. I don't understand why you would want to do this. I thought we elected Councillors to represent and look after the needs of all the people of the Moora Shire and to have a voice that would allow them to do so.

I went to your meeting to see what was happening with this system and none of you people wanted to explain the price and costs of it and how it would affect who?

I do not want Differential Rating for the Shire and re-iterate my objection to it being introduced to the Shire of Moora.

Sincerely

Lynette Aikin

Reply CEO

RE: Objection to Differential Rating

Gavin Robins
To: @ Victoria Anderson, @ Rob Hoagland
Cc: @ Geze Telesie; @ Dallas Wood Harris; @ Travis Bate

📧 This message is part of a threaded conversation. Click here to find all related messages or to open the original flagged message.

📎 Reply 📎 Reply All ➔ Forward 📧 ...

Fri 8/08/2025 2:58 PM

Hi Victoria,

Thank you for this advice.

Could I ask you to put the following into a letter to acknowledge Mrs Aikin's letter and if possible, have it delivered to her. I am comfortable with you using my electronic signature for this purpose.

Thank you very much.

Gavin

I

Dear Mrs Aikin

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards,

Gavin Robins
Chief Executive Officer



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Reply
Email

From: Shire of Moora <shire@moora.wa.gov.au>
Sent: Wednesday, 6 August 2025 8:10 AM
To: Gavin Robins <ceo@moora.wa.gov.au>; Bob Hoogland <rbhoogland@moora.wa.gov.au>
Cc: Geize Teixeira <mts@moora.wa.gov.au>
Subject: FW: Submission proposed Differential rating rates 2025/2026

Kind regards,

Victoria Anderson
Administration & Records Officer



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From: [REDACTED]
Sent: Tuesday, 5 August 2025 9:36 PM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: Submission proposed Differential rating rates 2025/2026

I am opposed to changing to differential rates for the following reasons.

- (1) That it could create a potential inequitable burden especially within Moora township between people with residential blocks and those with town rural, neither of which normally generate an income but would be rated at different amounts.
- (2) By varying the amount it could cause the council to depend on certain rate payers independent of the services they receive such as road maintenance to their property.
- (3) This could lead to the perception by the citizens of bias by the council, such as this years reduction in the UV-Rural and the increase of the UV - urban farmland and GRV - General rates.
- (4) I do not accept your assumption that rural rate payers receive fewer services. Given that a lot of the secondary roads are maintained by our council rates this out weighs the benefit of garbage collection etc. Also these same road cop a lot of damage from the farm equipment running on them.
- (5) as for your claim that the farms may be non-productive yet the example you give is a farm of \$1,000,000 and then imply it is doesn't make money that makes no sense.
- (6) I note nothing to tax the wind farms different even though they will increase the burden on the community from a large number of oversize loads on our roads (about 10 loads per turbine) and will create a large income stream for the farms or compensation payments for adjacent farms.
- (7) from your own posting the basis of this change seems to be to favour the rural people. "Enables the Shire to align rating strategies with broader economic, environmental, or social objectives for rural areas."

I hope this explains my opposition to this folly.

Garth Evans
[REDACTED]

Reply CEO



Geize Teixeira
To: Dallas Wood Harris

Reply Reply All Forward

Thu 7/08/2025 2:05 PM

From: Gavin Robins <ceo@moora.wa.gov.au>
Sent: Thursday, 7 August 2025 2:02 PM
To: [REDACTED]
Cc: Geize Teixeira <mts@moora.wa.gov.au>; Travis Bate <travis.bate@rsm.com.au>
Subject: RE: Submission proposed Differential rating rates 2025/2026

Dear Mr Evans,

I acknowledge receipt of your differential rate submission.

The Shire will assess your submission along with those received from other rate payers. The Shire will formally respond to you following the close of the period for lodgement of submissions.

Thank you for your interest in this matter.

Kind regards

Gavin Robins
Chief Executive Officer



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Reply
Email and Record

FW: I20901 - Submission - Proposed Differential Rates 2025/26



Shire of Moora
To: Gavin Robins; Bob Hoogland
Cc: Geize Teixeira; Dallas Wood Harris

Reply Reply All Forward

Mon 11/08/2025 7:59 AM

Kind regards,
Victoria Anderson
Administration & Records Officer

T 08 9651 0000
A PO Box 211, Moora WA 6510

W <https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.moora.wa.gov.au%2F&data=05%7C02%7Cdallas.wood.harris%40moora.wa.gov.au%7C137236e2a4c04fa9299e08ddd869da69%7Ce3c872b92538411db01bd2ecb248aeb8%7C0%7C0%7C638904571332233099%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjA4MDAwMDIsIAAiOiJkaW4zMTIsikFOljoIjoiTWpibCslidUljoyfj0%3D%3D%7C0%7C%7C%7C&data=6xe176sr12ZQf0NhgXlHWUfU8%2FS1yaVEV%52Fh85%52BD%62BeC%3D&reserved=0>

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FW: I20901 - Submission - Proposed Differential Rates 2025/26



Shire of Moora
To: Gavin Robins; Bob Hoogland
Cc: Geize Teixeira; Dallas Wood Harris

Reply Reply All Forward

Mon 11/08/2025 7:59 AM

-----Original Message-----

From: IAN [REDACTED]
Sent: Saturday, 9 August 2025 2:30 PM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20901 - Submission - Proposed Differential Rates 2025/26

The CEO,
Shire of Moora

Dear Gavin,

We strongly support the council's differential rating proposal as outlined in the information document provided.

This will ensure that the different property types within the Shire are rated on an equitable and fair basis.

Broadacre farming already contributes substantially to the Shire's rates income and is the backbone of the area's economy.

In times of drought and/or low world commodity prices farming has very little ability to pass additional costs on and given recent dramatic cost increases in many input areas, any Shire rate increase would contribute to losses that inevitably flow throughout the community.

We urge the council to adopt this proposal for differential rating across the shire of Moora.

Yours sincerely,

Malcolm Seymour OAM
Germaine Seymour
Ian Seymour
[REDACTED]

FW: I20902 - Submission-proposed differential rates 2025/26



Shire of Moora
To: Gavin Robins; Bob Hoogland
Cc: Gezse Teising; Dallas Wood Harris

Reply Reply All Forward

Mon 11/08/2025 8:00 AM

Kind regards,

Victoria Anderson
Administration & Records Officer



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A PO Box 211, Moora WA 6510
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From: carolyn.jorissen [REDACTED]
Sent: Friday, 8 August 2025 8:05 PM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20902 - Submission-proposed differential rates 2025/26

To Chief Executive Officer

I write to formally oppose the levy of the proposed Differential Rates for the 2025/2026 year.

I am all for fair and equitable rate paying however, I believe the proposal lacks transparency and disclosure. Who, why, what.

I see it this way - you want to bring it in so that when properties stop going up by so much in this economical climate, they can still charge high rates (ie rates go up on the increase in Gross Rental Value - GRV, so if the GRV doesn't increase [some economist say it could be expected to fall], you don't get to increase rates). Instead of not getting an increase on rates because the rental value of your property hasn't increased, you can now charge based on rural UV (unimproved value), which is just whatever the valuer general values your property at, as determined by them.

As a ratepayer and resident I believe this adoption would be detrimental to our community.

Gerald & Carolyn Jorissen

[REDACTED]

Online with: Microsoft Exchange Display Settings

Reply

FW: I20898 - Differential rates proposal



Shire of Moora

To: ☐ Gavin Robins; ☐ Bob Hoogland
Cc: ☐ Geize Teixeira; ☐ Dallas Wood Harris

Fri 8/08/2025 4:25 PM

Victoria Anderson
Administration & Records Officer

T 08 9651 0000

A PO Box 211, Moora WA 6510

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From: Colleen Skipworth [REDACTED]
Sent: Friday, 8 August 2025 3:44 PM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20898 - Differential rates proposal

Attention: CEO - Gavin Robins.

I oppose the the proposal for Differential rates.

The communication was very poor I only received an email on the 6th August and required to submit this by 5pm today.

I understand yearly rate rises but to add onto this I feel is putting more pressure on families financially.

The Shire don't spend time nor money on the area I live, so I feel no benefits will come my way with the extra you want me to pay, I have had to ring and ask for a culvert to be cleared when blocked, my verge has not been cleared with trees and branches that have fallen over the years, the street behind me is full of trees and scrubs never cleared and is designated street.

Regards,
Colleen Skipworth.

Reply CEO

Proposed Introduction of Differential Rates



Gavin Robins

To: ☐ Colleen Skipworth
Cc: ☐ Geize Teixeira; ☐ Dallas Wood Harris; ☐ Travis Bate

Fri 8/08/2025 5:52 PM

Dear Ms Skipworth,

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards

Gavin Robins
Chief Executive Officer

M 0408 520 277

T 08 9651 0000

PO Box 211, Moora WA 6510

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Reply

FW: I20897 - Submission to Differential rates



Shire of Moora
To: ☐ Gavin Robins; ☐ Bob Hoogland
Cc: ☐ Geize Teixeira; ☐ Dallas Wood Harris

Reply Reply All Forward

Fri 8/08/2025 4:24 PM



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From: Charlee Borinelli [redacted]
Sent: Friday, 8 August 2025 3:38 PM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20897 - Submission to Differential rates

To Chief Executive Officer

I write to formally oppose the levy of the proposed Differential Rates for the 2025/2026 year.

I am all for fair and equitable rate paying however, I believe the proposal lacks transparency and disclosure. Who, why, what.

I see it this way - you want to bring it in so that when properties stop going up by so much in this economical climate, they can still charge high rates (ie rates go up on the increase in Gross Rental Value - GRV, so if the GRV doesn't increase [some economist say it could be expected to fall], you don't get to increase rates). Instead of not getting an increase on rates because the rental value of your property hasn't increased, you can now charge based on rural UV (unimproved value), which is just whatever the valuer general values your property at, as determined by them.

As a ratepayer and resident I believe this adoption would be detrimental to our community.

Charlee Borinelli
Ratepayer

Online with Microsoft Exchange

Reply CEO

Proposed introduction of a differential rate system.



Gavin Robins
To: ☐ Charlee Borinelli
Cc: ☐ Geize Teixeira; ☐ Dallas Wood Harris; ☐ Travis Bate

Reply Reply All Forward

Fri 8/08/2025 6:03 PM

Dear Ms Borinelli

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards

Gavin Robins
Chief Executive Officer



M 0408 320 277
T 08 9651 0000
PO Box 211, Moora WA 6510
www.moora.wa.gov.au

f Find us on Facebook

Kind regards

Gavin Robins
Chief Executive Officer



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Reply

FW: I20885 - Rates



Shire of Moora
To: Gavin Robins; Bob Hoogland
Cc: Geize Telektra; Dallas Wood Harris

Reply Reply All Forward

Fri 8/08/2025 10:05 AM



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From: olivia boulton [redacted]
Sent: Friday, 8 August 2025 9:51 AM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20885 - Rates

To Chief Executive Officer

I write to formally oppose the levy of the proposed Differential Rates for the 2025/2026 year.

I am all for fair and equitable rate paying however, I believe the proposal lacks transparency and disclosure. Who, why, what.

I see it this way - you want to bring it in so that when properties stop going up by so much in this economical climate, they can still charge high rates (ie rates go up on the increase in Gross Rental Value - GRV, so if the GRV doesn't increase (some economist say it could be expected to fall), you don't get to increase rates). Instead of not getting an increase on rates because the rental value of your property hasn't increased, you can now charge based on rural UV (unimproved value), which is just whatever the valuer general values your property at, as determined by them.

As a ratepayer and resident I believe this adoption would be detrimental to our community.

Joanne Tripp and Antony Boulton
Ratepayers

Reply CEO

Proposed introduction of a differential rating system



Gavin Robins
To: olivia boulton
Cc: Geize Telektra; Dallas Wood Harris; Travis Bate

Reply Reply All Forward

Fri 8/08/2025 2:28 PM

Dear Ms Tripp & Mr Boulton,

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards

Gavin Robins
Chief Executive Officer



M 0408 320 277

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Reply

First Submission

I20816 - Proposed Differential Rating Increase for 2025/26 - QUERY

Sharon Fletcher
To: Gavin Robins, Shire of Moora

Reply Reply All Forward
Tue 26/07/2023 7:40 AM

Good afternoon Gavin

I am writing in respect to the Special Meeting held on the 16th July which was to discuss the proposed Differential Rating Increase for 2025/26

Not being aware of this meeting, I was not able to attend, but have viewed discussions on the Moora and Surrounds Face Book Page.

Being able to liaise with the Shire directly would be much more preferable, to get a rounded view and have a better understanding of what the shire are actually attempting to achieve/why the Shire wants to improve services in this area. As a landowner on the southern end of town I wish to know if my property would be affected by the proposed increase.

It seems that the Shire has not done every good job advising all affected landowners of its future rating intentions and the basis for them. I request that the Shire advise whether it has fulfilled its obligations under the relevant legislation and why all affected landowners were not consulted directly and invited to comment on the proposal. Due process is important so if that's not been followed, it needs to be!

Given that the date for submissions is supposedly 7th August, I request that this date be extended, as many people within the Shire are concerned about this proposal and therefore require time to submit their objections. The Shire of Dandaragan proposed the same changes, but fortunately for ratepayers in that shire, it did not proceed. I note that their affected ratepayers were consulted directly, on the proposed changes

Looking forward to your prompt reply

Sharon Fletcher

FW: I20883 - Objection to Proposed Differential Rates Modelling

Shire of Moora
To: Gavin Robins, Bala-Hongland
Cc: Deise Teixeira, Dallas Woodhouse
Shire of Moora - Letter - Fletcher.pdf
71 KB

Reply Reply All Forward
Fri 6/8/2023 7:10 AM

Open PDF in Adobe Acrobat

Kind regards,

Victoria Anderson
Administration & Records Officer

T 08 9451 0000
A PO Box 211, Moora WA 6300
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From: Sharon Fletcher

Sent: Thursday, 7 August 2023 5:28 PM

To: Shire of Moora <sh@moora.wa.gov.au>

Subject: I20883 - Objection to Proposed Differential Rates Modelling

Good Afternoon

Please find attached my objection to the Proposed Differential Rates Modelling Proposal 2025-26 to be tabled

Thanks Sharon

ATTACHED LETTER IN EMAIL

Chief Executive Officer
Shire of Moora
34 Padbury Street
MOORA, WA, 6300

7th August 2023

Subject - Proposed Differential Rates 2025/26

I am writing to formally object to the proposed rate increase as discussed at the Special Meeting on 16th July 2023.

Although I have requested advice from yourself via email regarding who the proposal will affect, I am yet to receive a clear response, therefore I can only assume that my property at 57 Brown Street Moora will be affected.

Small properties/land holdings have seemingly been reclassified as "Urban Farmland," though I was not notified of the change and request clarification on the matter. What I would have thought with the zoning changing for properties the Shire would need to advise what the new requirements are for this zoning, what businesses can operate in this zone and what requirements ratepayers need to meet if any in the coming years. This means that the special zones will now change in this area if we are classed as Urban Farmland. Our property, as per the 2024 rates notice, is listed as UV. Changes to this rating have not been made clear to the ratepayers it will affect, with only a generic 2025/26 Differential Rates Proposal being posted in our mail the day before submissions close.

I wish to be provided with the facts of how council determined why the change should take place, who recommended and who will benefit from the change?

As per the Shire's meeting minutes, the increase to be generated from the proposed changes to the rating structure is planned to fund infrastructure and services for affected properties. Given where our property is situated, the only benefit we currently receive from the shire, is a bitumen road and garbage collection. We have no street lighting, footpath/lighting paths with many locals actively attempting to maintain their health but having to walk/run on the road at their peril with large heavy vehicles coming past at 80km/hr, no signage to support school buses stopping to advise drivers to slow down, kerbing or access to deep sewerage. If the rate increases progresses, does this mean we can expect to receive new services. Please provide an explanation on what new services the Shire intends to provide for the area where I live and why the rates in UV-Special Rural/Moora Title as the only rate payers the Shire is expecting to pay a 37.43% increase in rates this year, with all other stakeholders expecting only an increase of up to 4.68% in year 1 & 4 you have stated the advantage of differential rating is for a better distribution of rates. How can one area of the township be expected to carry every other area in the Shire, and where is the fair in that? Is this something that the Shire intends to

do every year, does the Shire have a specific formula moving forward how they intend rates to increase over the coming years. Does the Shire only intend to target one group of rate payers a year to carry adjustments in the district?

I am still extremely concerned about the lack of understandable information prior to the Special Meeting. Given the complexity of the proposal, I believe there should have been opportunities for affected landowners to seek clarification directly from council, and confirm/verify which properties are impacted. As it was, I was only made aware of the proposal from several Facebook posts, none of which were generated by the Shire of Moora.

From the Q & A 2025/26 Differential Rates Proposal I am led to believe our rates could increase over \$700. Once again, I remind you that landowners of UV Special Rural rated properties receive benefits as outlined above, and this is not likely to change with an increase to the annual rates of the 37 properties. Are the rates for farmland, where a considerable larger income is generated and held by many corporates that can access funding to support agriculture and tax rebates, to increase or decrease will be exempt from any new taxes as they make changes to their businesses that increase their annual income substantially over time and the township is to be expected to pay for this. What benefits will new renewable industries located on farmland and mines contribute to those located in the township itself. Can we be expected to see expanded parks, sporting facilities and tourist opportunities in the town so that locals that live and stay in the town throughout the year can enjoy?

The Shire of Moora Council is elected by the ratepayers of the Shire of Moora. It is clear that this proposal has caused much angst within our community, and I hope that the councilors heed this and direct the CEO and staff to provide full transparency.

Regards

S Fletcher

Sharon Fletcher

Reply CEO

Proposed introduction of a Differential Rate System

Gavin Robins
To: Sharon Fletcher
Cc: Deise Teixeira, Dallas Woodhouse, Travis Bate

Reply Reply All Forward
Fri 6/8/2023 12:12 PM

Dear Mr Fletcher,

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other ratepayers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards,

Gavin Robins
Chief Executive Officer

M 0408 120 277
T 08 9451 0000
PO Box 211, Moora WA 6300
www.moora.wa.gov.au
Facebook

Reply

Proposal to Introduce a Differential Rating System



Gavin Robins

To: Peter Camplin

Cc: Geize Teixeira; Dallas Wood Harris; Travis Bate

Reply
 Reply All
 Forward

Fri 8/08/2025 2:52 PM

Dear Mr Camplin,

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards

Gavin Robins

Chief Executive Officer



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T 08 9651 0000
PO Box 211, Moora WA 6510
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Kind regards

Gavin Robins

Chief Executive Officer



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Online with Microsoft Exchange Display Settings 100%

From: Peter Camplin
Sent: Friday, 8 August 2025 12:52 PM
To: Gavin Robins <ceo@moora.wa.gov.au>
Subject: SUBMISSION :: DIFFERENTIAL RATES

I am voting NO to the differential rates.
I can't see how this is a fair rate to apply. More consultation is needed.

Regards
Peter Camplin

Email and Record

FW: I20875 - Submission - Proposed Differential Rates 2025/2026

 Shire of Moora
To:  Gavin Robins;  Bob Hoogland
Cc:  Geize Teixeira;  Dallas Wood Harris
Follow up: Start by Monday, 11 August 2025. Due by Monday, 11 August 2025.



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A PO Box 211, Moora WA 6510
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From: allyshia cantrill <[REDACTED]>
Sent: Thursday, 7 August 2025 12:48 PM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20875 - Submission - Proposed Differential Rates 2025/2026

To Chief Executive Officer

I write to formally oppose the levy of the proposed Differential Rates for the 2025/2026 year.




I am all for fair and equitable rate paying however, I believe the proposal lacks transparency and disclosure. Who, why, what.

I see it this way - you want to bring it in so that when properties stop going up by so much in this economical climate, they can still charge high rates (i.e. rates go up on the increase in Gross Rental Value - GRV, so if the GRV doesn't increase [some economist say it could be expected to fall], you don't get to increase rates). Instead of not getting an increase on rates because the rental value of your property hasn't increased, you can now charge based on rural UV (unimproved value), which is just whatever the valuer general values your property at, as determined by them.

As a ratepayer and resident I believe this adoption would be detrimental to our community.

Mark and Allyshia Birkle
Ratepayers

Get [Outlook for iOS](#)

Online with: Microsoft Exchange  Display Settings   100% 10:13 AM 11/08/25

Reply CEO

FW: Differential Rates

 Geize Teixeira
To:  Dallas Wood Harris

 Reply  Reply All  Forward   Thu 7/08/2025 2:06 PM

Kind regards,

Geize Teixeira
Manager Financial Services

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A PO Box 211, Moora WA 6510
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Please note my usual office hours are: Monday to Thursday 8.30am to 4pm.

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From: Gavin Robins <ceo@moora.wa.gov.au>
Sent: Thursday, 7 August 2025 1:34 PM
To: allyshia cantrill <[REDACTED]>
Cc: Geize Teixeira <gmfr@moora.wa.gov.au>; Travis Bate <travis.bate@rsm.com.au>
Subject: Differential Rates

Dear Cantrill,

I acknowledge receipt of your differential rate submission.

The Shire will assess your submission along with those received from other rate payers. It will formally respond to you following the close of the period for lodgement of submissions.

Thank you for your interest in this matter.

Kind regards

Gavin Robins
Chief Executive Officer

Bromwyn Brown

Email and Record

FW: I20876 - Fw: Differential rates - submission for objection



Thu 7/08/2025 2:33 PM

Kind regards,

Victoria Anderson
Administration & Records Officer

T 08 9651 0000
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From: Ross Farber
 Sent: Thursday, 7 August 2025 1:52 PM
 To: Shire of Moora <shire@moora.wa.gov.au>
 Subject: I20876 - Fw: Differential rates - submission for objection

ATTACHMENT LETTER

Chief Executive Officer
 Shire of Moora
 34 Peabury Street
 MOORA WA 6510

8th August 2025

Subject - Proposed Differential Rate 2025/26

I am writing to formally object to the proposed rate increase as discussed at the Special Meeting on 16th July 2025.

Although advice from yourself via email was requested by a neighbouring property owner regarding who the proposal will affect, with councillors being cc'd in, a clear response was never received, therefore I can only assume that my property at Lot 143 FVN 129 Cooper Street, Moora will be affected.

Small properties/ land holdings have seemingly been reclassified as "Urban Farmland" though I was not notified of the change and request clarification on the matter. My property, as per the 2024 rates notice, is listed as LIV. Changes to this rating have not been made clear to the ratepayers it will affect.

I wish to be provided with the facts of how council determined why the change should take place, who recommended and who will benefit from the change/s?

As per the Shire's meeting minutes, the increase to be generated from the proposed changes to the rating structure is planned to fund infrastructure and services for affected properties. Given where my property is situated, the only benefit I currently receive from the shire, is a sealed road. We have no street lighting, footpaths, kerbing or access to deep sewerage and drainage is totally inadequate because the drains that are in place are never checked or cleaned of debris. If the rate increase progresses, please provide an explanation on what new services the Shire intends to provide for the area where I live.

I am still extremely concerned about the lack of understandable information prior to the Special Meeting. Given the complexity of the proposal, I believe there should have been opportunities for affected landowners to seek clarification directly from council and confirm exactly which properties are impacted.

I remind you that landowners of LIV Special Rural rated properties receive few benefits as outlined above, and this is not likely to change with an increase to the annual rates of the 97 properties. Are the rates for farmland, where an income is generated, to increase or decrease, as I am led to believe?

The Shire of Moora Councillors are elected by the ratepayers of the Shire of Moora. This proposal has caused much angst within our community, and I hope that the councillors heed this and direct the CEO and staff to provide full transparency.

Regards

Ross Farber.

Reply CEO

FW: Differential rates proposal



Fri 8/08/2025 1:53 PM

From: Gavin Robins
 Sent: Friday, 8 August 2025 1:44 PM
 To: Ross Farber <rossfarber@hotmail.com>
 Subject: Differential rates proposal

Dear Mr Farber,

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards

Gavin Robins
Chief Executive Officer

M 0408 320 277
 T 08 9651 0000
 P O Box 211, Moora WA 6510
www.moora.wa.gov.au
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FW: I20879 - Submission - Proposed Differential Rates 2025/2026



Thu 7/08/2025 4:37 PM

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From: Jessica Carter [redacted]
Sent: Thursday, 7 August 2025 4:26 PM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20879 - Submission - Proposed Differential Rates 2025/2026

Dear Chief Executive Officer,

I am writing to formally express our opposition to the levy of the proposed Differential Rates for the 2025/2026 financial year.

While we support the principle of fair and equitable rate-paying, we believe the proposal lacks transparency and sufficient disclosure. There are several critical questions left unanswered regarding the "who, why, and what" of this proposal, which we feel are necessary for a full understanding of its impact.

We perceive the situation as follows: the intention seems to be that, when property values no longer increase significantly due to the current economic climate, the Shire may still seek to levy high rates. If the Gross Rental Value (GRV) of properties does not rise (and some economists suggest it may even decline), the Shire would traditionally not be able to increase rates based on GRV. However, with the proposed changes, the Shire could instead base rates on the rural Unimproved Value (UV), which is determined by the Valuer-General's valuation of the property.

As ratepayers and residents of the Moora Shire, we believe this proposed adoption will have a detrimental impact on our community. The shift in how rates are calculated could place an unfair burden on property owners, particularly when property values are under pressure.

We respectfully request further clarification on the rationale for this change, as well as more transparency around how it will affect the local community. We hope that the Shire will take our concerns into account and reconsider this proposal.

Thank you for your time and attention to this matter. We look forward to your response.

Kind regards,
Paul Rumbold & Jessica Carter
Ratepayers, Moora Shire

I20775 - *Submission - Proposed Differential Rates 2025/2026



Jemma Clemesha
To: Shire of Moora

[Reply](#) [Reply all](#) [Forward](#) [...](#)
Thu 24/07/2025 9:38 AM

To Chief Executive Officer

As a land owner in the Shire of Moora since 2013 and a resident of Moora since 1990 I REJECT the shires proposal for differential rates to be implemented.

The proposed change creates unnecessary confusion, as us V them divide and further stress under the extreme financial pressure in the cost of living 80% of the population is already facing.

Increasing the rates but such a high amount will result in a huge increase in rates paying in instalments and a huge number of properties being put up for sale and families leaving towns due to no longer being able to afford to own property in a town which has such minimal services that are poorly maintained.

If the shire needs to increase rates because it can't afford its debts then perhaps reviewing your internal expenditures and be more proactive at applying for funding available to local governments should be explored.

Kind Regards

Jemma Clemesha
0428 988 129

Email and Record

I20767 - Submission, Differential rates 2025/2026

Ella Eacott
To: Shire of MooraReply Reply All Forward
Wed 23/07/2025 9:32 AM

To Gavin,

We are writing to formally object to the proposed differential rate increase for the 2025/26 financial year, which unfairly targets a small group of ratepayers.

Despite the significant financial burden this will place on residents, there has been no direct communication from the Shire. Most of us found out via social media, which is completely unacceptable. If transparency and consultation are truly values of this Council, then this process has failed to meet them.

The proposed UV - Urban Farmland rate of 0.008326, compared to 0.004671 for UV - Rural, results in an average increase of \$270 per affected property, on top of the 3% rate rise applied Shire-wide. That's an extra \$10,000 being raised from a small group of ratepayers, with no clear justification and no matching improvement in services.

Only half of the urban farmland properties are affected. This raises serious questions about equity and fairness. Why are some households being singled out for a higher financial burden while others are not?

What Are We Actually Paying For?

There are no streetlights in our area for safety.

There are no footpaths for our children to safely walk or ride to school.

When trees fall onto roads, the Shire simply pushes them to the side rather than clearing them properly.

Basic infrastructure and services are lacking or inadequate compared to other parts of town.

Recently, the Shire changed our house numbers, stating it was necessary for emergency services. While we understand the safety rationale, no physical lot signage or identifiers have been installed to support this change.

Residents were left to deal with the administrative burden of updating addresses with banks, licences, utilities, and government agencies at our own time and expense. And now, just months later, we are hit with a steep and disproportionate rate rise.

The Shire's stated commitment to objectivity, fairness, equity, consistency, transparency, and efficiency is clearly not reflected in the implementation of this differential rate. Nor does it reflect the goal of delivering "quality services and infrastructure" as claimed in your rating statement.

Rather than targeting a small group of residents for extra revenue based on an assumption of capacity to pay, we urge the Shire to:

1. Pause the differential rate implementation until proper consultation is undertaken.
2. Engage directly with affected property owners and explain the reasoning and selection process behind this rate.
3. Provide transparency about how these extra funds will directly benefit those being asked to pay them.

This rate proposal is poorly communicated.

Sincerely,

Tim and Lisa King

Get [Outlook for Android](#)

Reply CEO

O6950 - Submission

Gavin Robins
To: Ella Eacott
Cc: Gaije Telesio; @AdminReply Reply All Forward
Wed 23/07

Dear Mr & Mrs King

I acknowledge receipt of your differential rate submission.

Thank you for your interest in this matter.

The Shire will respond to you after the close of the period for lodgement of submissions.

Kindest regards

Gavin Robins

Chief Executive Officer

M0408 320 277
T 08 9551 0000
PO Box 231, Moora WA 9502
www.moora.wa.gov.au

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Email and record

FW: Proposed Differential Rates Submission - against

Gavin Robins
To: Dallas Wood Harris
Cc: Geize Teixeira; Travis Bate
Shire of Moora - Letterhead
16 KB

Reply Reply All Forward

Thu 7/08/2025 1:31 PM

Start your reply all with: [Received, thank you.](#) [Thank you.](#) [Got it, thanks!](#) [Feedback](#)

Hi Dallas,

As indicated in my last message, please find below, the most recent letter from Ms Bein.

This letter has only been sent to Councillors.

Kind regards
Gavin

From: Cr Tracy Lefroy <tracyl@moora.wa.gov.au>
Sent: Wednesday, 6 August 2025 5:01 PM
To: Gavin Robins <grob@moora.wa.gov.au>
Subject: FW: Proposed Differential Rates Submission - against

From: Narelle Bein
Date: Wednesday, 6 August 2025 at 5:02 AM
To: Shire of Moora <shire@moora.wa.gov.au>
Cc: Cr Tracy Lefroy <tracyl@moora.wa.gov.au>, Cr Denise Cloydale-Gebert <dcloydale@moora.wa.gov.au>, Cr Troy Dugan <tracydugan@moora.wa.gov.au>, Cr Steve Gilbert <sgilbert@moora.wa.gov.au>, Cr Sheryl Bryan <sbryan@moora.wa.gov.au>, Cr Tracey Erington <terington@moora.wa.gov.au>, Cr Ken Seymour <ckseymour@moora.wa.gov.au>
Subject: Proposed Differential Rates Submission - against

Hello

Please find attached

Kind regards

Narelle Bein

Submission Letter

Chief Executive Officer
Shire of Moora
34 Padbury Street
MOORA WA 6510

6th August 2025

Subject - Proposed Differential Rate 2025/26

I am writing to formally object to the proposed rate increase as discussed at the Special Meeting on 16th July 2025.

Although I have requested advice from yourself via email regarding who the proposal will affect, with councillors being cc'd in, I am yet to receive a clear response, therefore I can only assume that my property at 266 Long Street Moora will be affected.

Small properties/land holdings have seemingly been reclassified as "Urban Farmland," though I was not notified of the change and request clarification on the matter. Our property, as per the 2024 rates notice, is listed as UV. Changes to this rating have not been made clear to the ratepayers it will affect.

I wish to be provided with the facts of how council determined why the change should take place, who recommended and who will benefit from the change?

As per the Shire's meeting minutes, the increase to be generated from the proposed changes to the rating structure is planned to fund infrastructure and services for affected properties. Given where our property is situated, the only benefit we currently receive from the shire, is for our gravel road to be graded, now and again. We have no street lighting, footpaths, kerbing or access to deep coverages. If the rate increase progresses, please provide an explanation on what new services the Shire intends to provide for the area where I live.

I am still extremely concerned about the lack of understandable information prior to the Special Meeting. Given the complexity of the proposal, I believe there should have been opportunities for affected landowners to seek clarification directly from council, and confirm exactly which properties are impacted. As it was, I was only made aware of the proposal from several Face Book posts, none of which were generated by the Shire of Moora.

I have been provided with evidence, from a fellow landholder, which they received from the Shire of Moora Senior Rates Officer. The officer has calculated the rates for their property and the increase is substantial - over \$700. Once again, I remind you that landowners of UV/Special Rural rated properties receive few benefits as outlined above, and this is not likely to change with an increase to the annual rates of the 37 properties.

Are the rates for farmland, where an income is generated, to increase or decrease, as I am least to believe.

The Shire of Moora Councillors are elected by the ratepayers of the Shire of Moora. It is clear that this proposal has caused much angst within our community, and I hope that the councillors heed this and direct the CEO and staff to provide full transparency.

Regards

Narelle Bein

Further Correspondence

FW: Shire of Moora Proposed Differential Rates 2025-2026

Narelle Bein
To: Rate Officer

Reply Reply All Forward

Thu 7/08/2025 1:35 PM

This message is part of a tracked conversation. Click here to find all related messages or to open the original flagged message.

image001.png 22 KB Q & A Proposed Differential Rates 2023-2026.pdf 2 KB

Open PDFs in Adobe Acrobat

Thanks for the attached Dallas - but its abit too late

I have submitted our objection regarding the proposed differential rates

Are you able to advise if our property will be affected? Our assessment number is A3222

Regards

Narelle Bein

From: Dallas Wood Harris <dallas.wood.harris@moora.wa.gov.au>
Sent: Thursday, August 7, 2025 10:44:10 AM (UTC+08:00) Perth
To: Todd Bein
Subject: FW: Shire of Moora Proposed Differential Rates 2025-2026

Good morning,

I know a submission has been sent, but you are on my list for the attached information.

Please see attached the Proposed Differential Rates for the 2025/2026 financial year, the information in the Q & A is to provide a better understanding of the differential rates that the council has advertised for public submission.

If you have any further questions regarding this matter I'm happy to discuss and provide additional details that will assist you with your enquiry, I can be contacted by email: ro@moora.wa.gov.au or by mobile phone: 0484 259 827.

Kind regards

Email

-----Original Message-----

From: Mark & Katrina Lee
 Sent: Thursday, 7 August 2025 9:43 AM
 To: Shire of Moora <shire@moora.wa.gov.au>
 Subject: Submission - Proposed Differential Rates 2025/2026

To Chief Executive Officer

I write to formally oppose the levy of the proposed Differential Rates for the 2025/2026 year.

I am all for fair and equitable rate paying however, I believe the proposal lacks transparency and disclosure. Who, why, what.

I see it this way - you want to bring it in so that when properties stop going up by so much in this economical climate, they can still charge high rates (ie rates go up on the increase in Gross Rental Value - GRV, so if the GRV doesn't increase [its expected to fall], you don't get to increase rates). Instead of not getting an increase on rates because the rental value of your property hasn't increased, you can now charge based on rural UV (unimproved value), which is just whatever the valuer general values your property at, as determined by them.

As a ratepayer and resident I believe this adoption would be detrimental to our community.

Mark & Katrina Lee
 Ratepayers

RE: Submission - Proposed Differential Rates 2025/2026



Gavin Robins

To: Mark & Katrina Lee
 Cc: Geize Teixeira; Dallas Wood Harris; Travis Bate

Reply Reply All Forward ...

Thu 7/08/2025 11:38 AM

Dear Mr and Mrs Lee,

I acknowledge receipt of your differential rate submission.

The Shire will assess your submission along with those received from other rate payers. It will formally respond to you following the close of the period for lodgement of submissions.

Thank you for your interest in this matter.

Kind regards

Gavin Robins
 Chief Executive Officer
 M 0408 320 277
 T 08 9651 0000

PO Box 211, Moora WA 6510

<https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.moora.wa.gov.au%2F&data=05%7C02%7Cdallas.wood.harris%40moora.wa.gov.au%7Cf4911e3b1e6c4ea0ca608dd563dc99%7C2c3c872b92538411db01bd2ecb248aeb8%7C0%7C0%7C638901347065787034%7CUnknown%7CTWfpbGzsb3d8evIFbX80eU1hcGkiOnRydWUsIYlQlwlJAuMDAwMCIslAIClXaW4zIWIisIKF0ljiOTVWFpbCIsIldUJoyfC%3D%3D0%7C0%7C%7C7C&data=jyGLUwIT%2BPMBLISi0S42xirjUWwZUlvsg3Ufbj19k4%3D&reserved=0>

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-----Original Message-----

From: Shire of Moora <shire@moora.wa.gov.au>
 Sent: Thursday, 7 August 2025 10:42 AM
 To: Gavin Robins <ceo@moora.wa.gov.au>; Bob Hoogland <dceo@moora.wa.gov.au>
 Cc: Geize Teixeira <mfs@moora.wa.gov.au>
 Subject: FW: Submission - Proposed Differential Rates 2025/2026

FW: Differential Rates Proposal



Gavin Robins

To: Geize Teixeira; Dallas Wood-Harris; Travis Bate

Reply
 Reply All
 Forward

Thu 7/08/2025 11:28 AM

Start your reply all with: [Received, thank you.](#) [Thank you!](#) [Receipt acknowledged.](#) [Feedback](#)

Good morning ALL.

Please find attached, a letter of objection to the implementation of differential rates from Julie Walsh.

Please note that Julie is President of the Moora Chamber of Commerce and Industry.

Regards
Gavin

From: Julie Walsh

Sent: Thursday, 7 August 2025 11:10 AM

To: Shire of Moora <shire@moora.wa.gov.au>; Gavin Robins <ceo@moora.wa.gov.au>; Cr Tracy Lefroy <trilefroy@moora.wa.gov.au>; Cr Tracey Errington <crterrington@moora.wa.gov.au>; Cr Steve Gilbert <crsgilbert@moora.wa.gov.au>; Cr Sheryl Bryan <crshbryan@moora.wa.gov.au>

Subject: Differential Rates Proposal

To Whom It May Concern

Please be advised that I am writing to oppose the change of rating systems to Differential Rates for the next round of rates for 2025/2026.

I have read the literature you've provided us, and I must commend you on the clearly written explanations, that have still left me personally completely bewildered as to the following:

1. Which areas this will affect.
2. How the areas affected are chosen to be rated as such
3. What the future changes in rateability and Land worth have in store for those areas affected
4. How the Valuer General values the land you are proposing to apply this impost to.
 - a. I speak from personal experience, as we have a bare 5 acre block of Crown Lease. 10 years ago, when we purchased the property, the Valuer General attempted to more than treble the Leased value of the bare land. We fought back, and it took 8 months for them to re-value the land at a reasonable rate, within acceptable values. This has held for the last 10 years, and this year, they have once again re-valued the land, and have been much more circumspect in their valuation of the Crown Lease. FYI – the rate they have applied this year is only 2/3 of the rate they tried to apply 10 years ago.

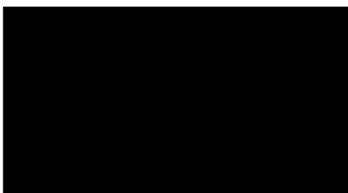
I am strongly of the opinion that the Differential Rates system will cause serious unrest in the community – not least because it is such a difficult proposition to explain to the man on the street – ergo – me.

I see no strong benefit for the Shire to undertake this Differential Rate System, as the projected Shire income would not be worth the angst I am sure it will cause, now and in the future, due to the following reasons:

1. Inequity and Perceived Unfairness - Differential rates can create a sense of unfairness among stakeholders. When different groups are charged different rates for the same service or taxed differently, it may be perceived as favouritism or discrimination, especially if the criteria for differentiation are not transparent or well-justified. See my bewildered comment above.
2. Administrative Burden and Complexity - Implementing and managing a differential rate system requires more resources. Authorities must track eligibility, enforce compliance, and handle disputes. This increases administrative costs and can lead to inefficiencies in governance or service delivery. I think if we're having this much trouble understanding how it's applied, then so will the Shire!
3. Potential for Abuse and Lobbying - Differential systems can be exploited by interest groups who lobby for favourable rates. This undermines the integrity of the system and can lead to economic distortions, where decisions are driven by political and personal influence rather than sound policy.
4. Market Distortion - Charging different rates can distort market behaviour. For example, businesses might relocate or restructure to fall into a lower-rate category, leading to inefficiencies and unintended consequences in the local economy.
5. Reduced Transparency - A uniform rate system is easier for the public to understand and monitor. Differential rates can obscure the true cost of services or taxation, making it harder for local residents and landholders to hold institutions accountable.

Thank you for the opportunity to have the right of reply on this matter.

Regards Julie Walsh



Email and Record

FW: I20896 - Submission



Shire of Moora

To: Gavin Robins; Bob Hoogland
Cc: Geize Teixeira; Dallas Wood Harris

Reply Reply All Forward

Fri 8/08/2025 3:10 PM



T 08 9651 0000

A PO Box 211, Moora WA 6510

W www.moora.wa.gov.au

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From: Phil [REDACTED]
Sent: Friday, 8 August 2025 2:50 PM
To: Gavin Robins [REDACTED] Shire of Moora <shire@moora.wa.gov.au>
Subject: I20896 - Submission

To Chief Executive Officer

I write to formally oppose the levy of the proposed Differential Rates for the 2025/2026 year.

I am all for fair and equitable rate paying however, I believe the proposal lacks transparency and disclosure. Who, why, what.

I see it this way - you want to bring it in so that when properties stop going up by so much in this economical climate, they can still charge high rates (ie rates go up on the increase in Gross Rental Value - GRV, so if the GRV doesn't increase [some economist say it could be expected to fall], you don't get to increase rates). Instead of not getting an increase on rates because the rental value of your property hasn't increased, you can now charge based on rural UV (unimproved value), which is just whatever the valuer general values your property at, as determined by them.

As a ratepayer and resident I believe this adoption would be detrimental to our community.

Phillip Bashford
[REDACTED]

Reply CEO

Proposed introduction of a Differential Rating System



Gavin Robins

To: Phil
Cc: Geize Teixeira; Dallas Wood Harris; Travis Bate

Reply Reply All Forward

Fri 8/08/2025 3:24 PM

Dear Mr Bashford,

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards

Gavin Robins

Chief Executive Officer



M 0408 320 277

T 08 9651 0000

PO Box 211, Moora WA 6510

W www.moora.wa.gov.au

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Email and Record

FW: I20895 - Differential rates



Shire of Moora

To: Gavin Robins; Bob Hoogland
Cc: Geize Teixeira; Dallas Wood Harris

T 08 9651 0000

▲ P.O. Box 211, Moora WA 6510

W www.moora.wa.gov.au

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Reply Reply All Forward

Fri 8/08/2025 3:06 PM

From: [REDACTED]

Sent: Friday, 8 August 2025 2:47 PM

To: Shire of Moora <shire@moora.wa.gov.au>

Subject: I20895 - Differential rates

Good afternoon

We would like to oppose the proposed levy of the differential rates for 2025/2026. We think its unfair and disappointing to have received no formal notification regarding this matter from the Shire as to who this is going to affect? There seems to be no transparency. We are ratepayers on a house and also a vacant block of land so if the GRV doesn't increase does that mean you can increase the rates on the unimproved value??

Should this proposal go ahead we believe it will be detrimental to a lot of our community given the cost of living crisis we currently live in. It is only fair that all ratepayers should given the opportunity to decide on this matter.

regards

Paul & Denise O'Hern
[REDACTED]

Reply CEO

Proposed Introduction of Differential Rating



Gavin Robins

To: pdohern@bigpond.com

Cc: Geize Teixeira; Dallas Wood Harris; Travis Bate

Reply Reply All Forward

Fri 8/08/2025 3:36 PM

Dear Mr & Mrs Ohern,

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards

Gavin Robins

Chief Executive Officer



M 0408 320 277

T 08 9651 0000

P.O. Box 211, Moora WA 6510

W www.moora.wa.gov.au

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Email and Record

FW: I20890 - Submission - Differential Rates Proposal



Reply
 Reply All
 Forward

Fri 8/08/2025 2:39 PM

Kind regards,

Victoria Anderson
Administration & Records Officer



T 08 9451 0000
 A PO Box 211, Moora WA 6510
 W www.moora.wa.gov.au
 End us on Facebook

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From: [REDACTED]
 Sent: Friday, 8 August 2025 1:43 PM
 To: Gavin Robins <gavin@moora.wa.gov.au>; Shire of Moora <shire@moora.wa.gov.au>
 Subject: I20890 - Submission - Differential Rates Proposal

Hi Gavin,

Please find attached my letter objecting to the proposal for Council to adopt a differential rating system.

Regards
Peter Van Der Ende

Attachment

The CEO
Shire of Moora
Padbury St
Moora.

Dear Gavin,

I wish to formally lodge my objection to the proposed introduction of differential rating in the Shire of Moora as I do not think it is fair or reasonable for those who will be directly affected by this proposal. The following being some of the reasons for my objection:

- There has been no explanation as to what constitutes a property rated as UV Urban Farmstead in the notices provided by the Shire. It is stated that only 37 properties are to be affected by this rate increase, and these property owners have not been individually advised of how this change will impact their rates. I own a 5-acre property and do not know if this will be affected by this change. Given the size of the proposed rate increase for these 37 properties, in a small community such as ours the courtesy of individual contact should have been extended to all those who would be impacted.
- No information is included in the proposal as to how the rate on the dollar has been set for these properties. The Shire Web Site has a formula for calculating the rate on the dollar however this formula does not appear to have been used in the setting of the proposed rate on the dollar for this year. A clear and concise explanation as to the method used to achieve the rate on the dollar needs to be provided to ratepayers so that they can see why the differential rate is being applied to UV Rural Urban properties.
- There is no indication in the proposal as to whether this proposed differential rating would reduce the amount going towards and would allow the Shire to apply a differential rate to any other classification of property ownership without further community consultation. If the Shire adopts a differential rating system, would the Shire consider differentially rating farmsteads that have wind turbines installed on their property? Anyone with a UV rated property that cannot generate any income from their property would see this as a fairer application of differential rating system.
- The Shire has previously implemented a policy to achieve 50% of rates income from UV properties and 50% from UV properties however this policy has been overlooked in recent years. When that policy was adopted, there was an 8% additional rate increase applied to UV properties until that proportion (50%) was achieved. The additional 8% increase would appear to continue given the share of rates paid by UV properties is now almost 30% on total rate the Shire collects.
- The actual way in which this proposed change has been communicated is also of great concern with respect to the explanatory information put out by the Shire as late as this week.

Hopefully this proposal meets with a negative response from council and that a transparent process for the setting of rate on the dollar is provided to all ratepayers.

Regards

Peter Van Der Ende
8th August 2025

Reply CEO

RE: Submission - Differential Rates Proposal



Reply
 Reply All
 Forward

Fri 8/08/2025 3:13 PM

Dear Mr Van Der Ende

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards,

Gavin Robins
Chief Executive Officer



M 0808 320 277
 T 08 9451 0000
 PO Box 211, Moora WA 6510
www.moora.wa.gov.au
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From: [REDACTED]
 Sent: Friday, 8 August 2025 1:43 PM
 To: Gavin Robins <gavin@moora.wa.gov.au>; Shire of Moora <shire@moora.wa.gov.au>
 Subject: Submission - Differential Rates Proposal

Hi Gavin,

Please find attached my letter objecting to the proposal for Council to adopt a differential rating system.

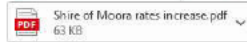
Regards
Peter Van Der Ende

Email and Record

FW: I20900 - Rate increase



Shire of Moora
To: Gavin Robins; Bob Hoogland
Cc: Geize Teixeira; Dallas Wood Harris



Reply Reply All Forward

Mon 11/08/2025 7:57 AM

Open PDFs in Adobe Acrobat X

Kind regards,

Victoria Anderson
Administration & Records Officer



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From: [REDACTED]
Sent: Saturday, 9 August 2025 4:02 PM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20900 - Rate increase

Attachment

To whom it may concern in the Shire of Moora,

I am writing in regards to the possible rate increase for some in the Moora Shire owners. To put it simply, I don't think there should be a Shire rate increase. If you want to be nice and decrease the rates in these hard times, then go for it but we all know that will never happen. Unfortunately we have not had an increase in our wages to supplement the increase in rates.

I believe increases to rates should only be once improvements have been made for those owners that it affects that counteract the rise. I can't allow my children to ride their bikes to school as it's unsafe. We don't even have mail delivery.

By the looks of it The Shire of Moora needs to concentrate on one job at a time. For instance the large pots in the middle of Gardiner St that looks like a forgotten project that was never planned out properly. Or why the netball courts are on the opposite side of town to the rec centre now even if we're meant to be getting a big flash new sports centre that will maybe eventually come. Why wouldn't you just build the courts where they are going to be and not do it twice costing twice. Or the whispers I've heard about getting rid of the bike track or up grading it, whichever one is happening.

In regards to notifying the people who will be affected, I don't think this has been address the right way. I believe we are meant to be notified in two different ways with reasonable amount of time. I have received paperwork in the mail 1 day before the deadline, which is not really notification, it's stating what will happen and I am yet to receive my second form. Has The Shire of Moora heard of the telephone? It's an amazing invention that allows you to guarantee that the person on the other end has heard the information that they need, even if it to confirm that they know there is a meeting being held for the affected owners at a certain time and place.

If you thought this was the right and just thing to do then you wouldn't be sending out the paperwork nearly 24hrs prior to the deadline for the rate payers to have a response. If you thought this was fair then the Shire of Moora wouldn't be trying to hide it hoping we don't see it or have time to respond and it would be put out there for us all to see, understand and have time to try to adjust for the fair invoice that was to come. To me and many others I've spoken too, the Shire of Moora seems to be trying to weasel this through which means it can't be good for us, only the Shire.

What I can understand from the Differential rates proposal Q and A papers is that we, the owners, have to buy our property, then we, the owners, pay for ant improvements and all the shire permits/payments that come with that improvement, to then have our rates go up because we have improved OUR property. Is this correct?

With regards

Emma and Mark Panizza.

-----Original Message-----

From: Straightline [REDACTED]
 Sent: Friday, 8 August 2025 1:39 PM
 To: Shire of Moora <shire@moora.wa.gov.au>
 Subject: I20889 - Rate increases

Moora Shire Executive

I am writing to concerns with the implementation of the new rating system being proposed by the Moora Shire. I have had a conversation with the rates officer and though I am not grossly affected with the subjective rate increase I do have concerns that this system will adversely affect others. I am still unsure how this rating system will affect me going forward???

My concerns are with the poor communication of this rating system to those affected, a small group of land holders could have been contacted well before the community imploded on itself. In this economic climate the thought of significant rate outlay has cause undue stress and anxiety on individuals and families.

For these reasons I believe that the Shire should not adopt the rating system until clearer longterm outcomes can be presented to those directly affected.

I hope that this situation can be resolved to the benefit of all parties.

Margaret Nothdurft

[REDACTED]

Online with: Microsoft Exchange | Display Settings | 100%

RE: I20889 - Rate increases



Gavin Robins
 To: [REDACTED]
 Cc: Geize Teixeira; Dallas Wood Harris; Travis Bate

Reply Reply All Forward

Fri 8/08/2025 3:20 PM

Dear Ms Nothdurft

I acknowledge receipt of your message of 8 August and your additional comments.

Thank you for this consideration.

The Shire will respond further to these comments when all submissions are to hand and assessed.

Kind regards

Gavin Robins
 Chief Executive Officer
 M 0408 320 277
 T 08 9651 0000
 PO Box 211, Moora WA 6510

<https://au5d1-safe-links-protection.outlook.com/?url=http%3A%2F%2Fwww.moora.wa.gov.au%2F&data=05%7CD2%7Cdallas.wood.harris%40moora.wa.gov.au%7C80fcd7efbf3549caa8ea08dd64befde%7Ce8c872b92538411db01bd2ecb248aeb8%7C0%7C0%7C638902343797098353%7CUnknown%7CTW-FpbGZ-b3d8evJFbXBoeUJhcGkiOnRydWU%3D&reserved=0>

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-----Original Message-----

From: Shire of Moora <shire@moora.wa.gov.au>
 Sent: Friday, 8 August 2025 2:38 PM
 To: Gavin Robins <ceo@moora.wa.gov.au>; Bob Hoogland <dceo@moora.wa.gov.au>
 Cc: Geize Teixeira <mfs@moora.wa.gov.au>; Dallas Wood Harris <dallas.wood.harris@moora.wa.gov.au>
 Subject: FW: I20889 - Rate increases

EMAIL

FW: I20877 - Submissions - Proposed Differential Rates 2025/26



Shire of Moora
To: Gavin Robins; Bob Hoogland
Cc: Geize Teixeira; Dallas Wood Harris



Chief Executive Officer.docx
16 KB

Reply Reply All Forward

Thu 7/08/2025 2:54 PM

Kind regards,

Victoria Anderson
Administration & Records Officer



T 08 9651 0000

A PO Box 211, Moora WA 6510

W www.moora.wa.gov.au

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From: [REDACTED]
Sent: Thursday, 7 August 2025 2:57 PM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20877 - Submissions - Proposed Differential Rates 2025/26

Please find attached our submission - for consideration.

Regards

Kathy and Les Moses

ATTACHMENT-LETTER

Chief Executive Officer
Shire of Moora
34 Padbury Street
MOORA WA 6510

7 August 2025

Subject – Proposed Differential Rate 2025/26

We are writing to formally object to the proposed rate increase as discussed at the Special Meeting on 18th July 2025.

Although I have requested advice from yourself via email regarding who the proposal will affect, with councillors being cc'd in, I am yet to receive a clear response, therefore I can only assume that my property at 8345 Bindoon Moora Road Moora will be affected.

Small properties/land holdings have seemingly been reclassified as "Urban Farmland," though I was not notified of the change and request clarification on the matter. Our property, as per the 2024 rates notice, is listed as UV. Changes to this rating have not been made clear to the ratepayers it will affect.

I wish to be provided with the facts of how Council determined why the change should take place, who recommended and who will benefit from the change/s?

As per the Shire's meeting minutes, the increase to be generated from the proposed changes to the rating structure is planned to fund infrastructure and services for affected properties. 8345 Bindoon Moora Road has been our property for 33 years and given where it is situated, the only benefit we currently receive from the shire, is for the Webb Street gravel road to be graded, now and again. Even having contacted the Shire of this period of time for improvements to be made (e.g. bitumen of Webb Street. This is an ongoing concern, particularly the dry part of the year, because of the dust. It is actually now becoming a health issue. If the rate increase progresses, please provide an explanation on what new services the Shire intends to provide for the area where we live.

We are still extremely concerned about the lack of understandable information prior to the Special Meeting. Given the complexity of the proposal, we believe there should have been opportunities for affected landowners to seek clarification directly from Council, and confirm exactly which properties are impacted. As it was, I was only made aware of the proposal from several Facebook posts, none of which were generated by the Shire of Moora. This has been very bad communication.

We have been provided with evidence, from a fellow landholder, which they received from the Shire of Moora Senior Rates Officer. The officer has calculated the rates for their property and the increase is substantial – over \$700. Once again, we remind you that landowners of UV/ Special Rural rated properties receive few benefits as outlined above, and this is not likely to change with an increase to the annual rates of the 37 properties. Why is it only 37 properties, seems very unfair.

Are the rates for farmland, where an income is generated, to increase or decrease, as we are lead to believe?

The Shire of Moora Councillors are elected by the ratepayers of the Shire of Moora. It is clear that this proposal has caused much angst within our community, and I hope that the Councillors heed this and direct the CEO and staff to provide full transparency. The Shire of Moora saw reasonable sense and made the right decision, maybe the Shire of Moora could take a leaf from their book.

Regards

Kathy and Les Moses

Email and Record

FW: I20880 - Submission- Proposed Differential Rates 2025/26

 Shire of Moora
To:  Gavin Robins;  Bob Hoogland
Cc:  Geize Teixeira;  Dallas Wood Harris

T 08 9651 0000

A PO Box 211, Moora WA 6510

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Fri 8/08/2025 7:51 AM

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From: M & T Humphry
Sent: Thursday, 7 August 2025 8:39 PM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20880 - Submission- Proposed Differential Rates 2025/26

We write to oppose the differential rate proposal for the UV Urban rated properties.

We accept the argument that these properties get services similar to the GRV rated properties (except deep sewerage). Such services are different to and much higher cost than UV Rural rated properties ie the UV Urban properties are in effect town properties. And they are within the town boundary. Accordingly, they should be rated as town properties.

If the issue is the balance between the rate dollars raised between the town and the farms (which is a legitimate consideration) then the alternatives are that Council adopt a policy that sets a proportion of the total (or a range) of rate dollars raised within the town. Another alternative would be to change the zoning of the current UV Urban properties.

It is also a fact that farm values have increased substantially in recent times and probably contributed to the imbalance in rate dollars between the town and the farms. This may not be the case in the future, so any imbalance will correct itself in due course

However, our principal concern regarding the differential rate concept is, once established as a Council policy it could be easily be extended to other rural land uses. An example may be properties with wind turbines, or intensive pig or chook farms. On balance, we oppose the proposal.

Michael & Tracy Humphry


Reply CEO

Possible introduction of a Differential Rating System

 Gavin Robins
To:  M & T Humphry
Cc:  Geize Teixeira;  Dallas Wood Harris;  Travis Bate

  Reply  Reply All  Forward  

Fri 8/08/2025 2:08 PM

Dear Mr & Mrs Humphry,

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards

Gavin Robins
Chief Executive Officer

 M 0408 320 277
T 08 9651 0000
PO Box 211, Moora WA 6510
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Email and Record

FW: I20886 - Rates



Shire of Moora

To: Gavin Robins; Bob Hoogland
Cc: Geize Teixeira; Dallas Wood Harris

Follow up: Start by Friday, 8 August 2025. Due by Friday, 8 August 2025.

T 08 9651 0000

P.O. Box 211, Moora WA 6510

www.moora.wa.gov.au



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Fri 8/08/2025 10:05 AM

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From: olivia boulton [redacted]
Sent: Friday, 8 August 2025 9:59 AM
To: Shire of Moora <shire@moora.wa.gov.au>
Subject: I20886 - Rates

To Chief Executive Officer

I write to formally oppose the levy of the proposed Differential Rates for the 2025/2026 year.

I am all for fair and equitable rate paying however, I believe the proposal lacks transparency and disclosure. Who, why, what.

I see it this way - you want to bring it in so that when properties stop going up by so much in this economical climate, they can still charge high rates (ie rates go up on the increase in Gross Rental Value - GRV, so if the GRV doesn't increase [some economist say it could be expected to fall], you don't get to increase rates). Instead of not getting an increase on rates because the rental value of your property hasn't increased, you can now charge based on rural UV (unimproved value), which is just whatever the valuer general values your property at, as determined by them.

As a ratepayer and resident I believe this adoption would be detrimental to our community.

Edna Tripp
Ratepayers

Sent by Joanne Tripp on behalf of Edna Tripp as I'm her
Enduring Power of Attorney and acting due to her wishes

Reply CEO

Proposed Introduction of a Differential Rating System



Gavin Robins

To: olivia boulton

Cc: Geize Teixeira; Dallas Wood Harris; Travis Bate

Fri 8/08/2025 2:23 PM

Dear Ms Tripp,

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards

Gavin Robins
Chief Executive Officer



M 0408 320 277

T 08 9651 0000

PO Box 211, Moora WA 6510

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FW: Message from "RNP583879430F9E"

Records Officer

To

Gavin Robins; Bob Hoogland

Cc

Geize Teixeira; Dallas Wood Harris

20250811094604192.pdf

57 KB

☺

↩ Reply

↩ Reply All

➡ Forward

📧

⋮

Mon 11/08/2025 9:27 AM

2 submissions

Differential rates submission delivered to Shire front box 08/08/2025.

Kind regards,
Victoria Anderson
Administration & Records Officer

T 08 9651 0000
A PO Box 211, Moora WA 6510
W <https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.moora.wa.gov.au%2F&data=05%7C02%7Cdallas.wood.harris%40moora.wa.gov.au%7Cd2d39c672e1c4693127008ddd8763645%7Ce3c872b92538411db01bd2ecb248aeb8%7C0%7C0%7C638904724432982509%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwZjAuMDAwMCIsImlhOiOUXaW4zMlslkFoljoiTWpCbCIsldUjjoyfQ%3D%3D%7C0%7C7%7C7C&sdata=IDV6y9JDezAouF%2Fof%2Bs81J7f6lv0NW3rmJvkZbP%2Fuj0%3D&reserved=0>

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-----Original Message-----
From: shire@moora.wa.gov.au <shire@moora.wa.gov.au>
Sent: Monday, 11 August 2025 9:46 AM
To: Records Officer <records@moora.wa.gov.au>
Subject: Message from "RNP583879430F9E"

This E-mail was sent from "RNP583879430F9E" (IM C6000).

Scan Date: 08.11.2025 09:46:04 (+0800)
Queries to: shire@moora.wa.gov.au

8 August 2025

SHIRE OF MOORA

11 AUG 2025

Shire of Moora
34 Padbury Street
MOORA WA 6510

Submission - Proposed Differential Rating 2025/26

I am writing to object to the intention to impose differential rating to the 2025/2026 rates.

There is some confusion in the community as to which UV land holdings are to have the proposed differential rates imposed on them.

It is unfortunate that the individual affected property owners were not provided some consideration prior to the July 16 Special Meeting – if it is only a small number of property owners affected, I believe it wouldn't have taken much to respectfully inform them. Even to put information up on the Shire notice boards with a map indicating the area that is proposed to be affected would have been beneficial, unfortunately this did not occur, and as such has caused undue angst in the community.

This would have also allowed property owners the opportunity to seek clarification directly from the Shire to confirm exactly whether their properties would be impacted, as no one knows if they are indeed affected or not.

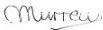
I received a 2025/26 Differential Rates Proposal Q&A from the Shire in the post on Friday 8th August, it is informative however would have been beneficial if received in July rather than the day submissions were due. Our property, 6 (Lot 208) Long Street Moora, is UV rated, therefore I can only assume that we may be affected, given we received the Q&A paper.

By imposing the differential rate which I understand in many cases will increase those properties rates, and as these landholders are being directly affected on this occasion, they will understandably question what benefit, if any, they will receive, will that be what others take for granted... such as street lighting?

Many question why the proposal was left so late and now seems to be, being rushed through to make the upcoming budget.

Going forward, hopefully the Shire communicates better with the community as they have in times gone by. The community understands rates will go up, however including them in the process & displaying openness needs to be taken into consideration.

Regards



Michelle Murray

Email and Record

FW: I20882 - Proposal Differential Rates 2025 2026.



Shire of Moora

To: Gavin Robins; Bob Hoagland
Cc: Geize Teixeira; Dallas Wood Harris

Reply Reply All Forward

Fri 8/08/2025 7:54 AM

T 08 9651 0000

A PO Box 211, Moora WA 6510

W <https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.moora.wa.gov.au%2F&data=05%7C02%7Cdallas.wood.harris%40moora.wa.gov.au%7C1399b068f478d756a46808ddd64049e4%7Ce3c872b92538411db01bd2ecb248aeb8%7C0%7C0%7C638902076434577658%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlY0IiwiaAuMDAwMDClIAuOjIaW4zMlIsIkFOljoITWFPbC1sldUlljoyfQ%3D%3D%7C0%7C%7C%7C&data=V1uEReAaKeb%2F9KnIM1QHhuxFkYwmyFLqQdZLkeNCnOs%3D&reserved=0>

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-----Original Message-----

From: Carol

Sent: Thursday, 7 August 2025 6:03 PM

To: Shire of Moora <shire@moora.wa.gov.au>Cc: Cr Tracy Lefroy <tracylefroy@moora.wa.gov.au>; Gavin Robins <gro@moora.wa.gov.au>

Subject: I20882 - Proposal Differential Rates 2025 2026.

To Chief Executive Officer

I write to formally oppose the levy of the proposed Differential Rates for the 2025/2026 year.

We are all for fair and equitable rate paying however, we believe the proposal lacks transparency and disclosure. Who, why, what?

We see it this way - you want to bring it in so that when properties stop going up by so much in this economical climate, they can still charge high rates (ie rates go up on the increase in Gross Rental Value - GRV, so if the GRV doesn't increase [some economists say it could be expected to fall], you don't get to increase rates). Instead of not getting an increase on rates because the rental value of your property hasn't increased, you can now charge based on rural UV (unimproved value), which is just whatever the valuer general values your property at, as determined by them.

As a ratepayer and resident we believe this adoption would be detrimental to our community.

David and Carol Hugan
126 Keane St, Moora 6510
Ratepayers

Reply CEO

RE: Proposal Differential Rates 2025 2026.



Gavin Robins

To: Carol
Cc: Geize Teixeira; Dallas Wood Harris; Travis Bate

Reply Reply All Forward

Fri 8/08/2025 1:56 PM

Dear Ms Hugan,

I acknowledge receipt of and thank you for your submission in respect of the Shire's proposed introduction of a differential rating system.

The Shire will assess your submission, along with those received from other rate payers and will formally respond to you following the close of the community comment period and its assessment of submissions received.

Thank you for your interest in this matter.

Kind regards

Gavin Robins

Chief Executive Officer

M 0408 320 277

T 08 9651 0000

PO Box 211, Moora WA 6510

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