



Mr Peet advised, on behalf of the electors present, that they felt that if a motion was put to Council rather than just requesting a reduction in rates it would be providing a basis for negotiation with Council and the Government to enable a new rating system to be struck purely for strata title caravan parks.

Mr Peet explained that the reason the caravan park residents felt they were entitled to a different rate to other strata titled blocks was that they were paying a standard household rate and received no facilities at the park. Other standard householders had roads cleaned and swept, had street lights and rubbish removal, parks and gardens services, and services of the Building Department. After paying the rates the residents of the caravan park then paid their body corporate fees to have private contractors pick up the garbage and sweep the streets. They also paid for their own street lighting.

Mr Peet advised that under the Strata Titles Act, valuations for rating of strata titled caravan parks were determined by the Valuer-General's Office firstly pursuant to Section 63 of the Strata Titles Act and secondly in accordance with the principles for determining gross rental values on those properties. He felt that Council's minimum rate was not justified and therefore should be negotiated.

Cr Major entered the Room at this point, the time being 7.35 pm.

Mrs Dianne Peet expressed concerns that any additions they wished to make to their properties, for example a brick or asbestos fence or a carport, were inspected by the Health Department and not the Building Department.

Cr Nosow entered the Room at this point, the time being 7.44 pm.

Mr Ian McAlister requested an explanation of the rationale behind rating the caravan park under the minimum rate.

The City Treasurer responded by stating that the rating system utilized in the City of Wanneroo was one which used differential rates. It was applied throughout the City from Beach Road in the South to Yanchep in the North and from the coast through to the boundary of the Shire of Swan.

The rating system was governed by the provisions of the Local Government Act. The differential rates were struck on land zonings. The caravan park was zoned "Rural" and a gross rental valuation was placed on each individual lot. The City Treasurer further advised that the current minimum rate for "Rural" zoned land was \$348.00. There were approximately 12,000 lots throughout the municipality to which the minimum rate applied. These rates paid not only for the road services, but for the human services as well, for example, the libraries. The minimum rate also applied to vacant blocks of land. The City Treasurer explained the difference in rating between Ocean Reef Caravan Park and other caravan parks in Wanneroo. Ocean Reef Caravan Park was rated as 95 separate units, while the other parks because they were not strata titled, were rated as one property.

Lengthy discussion ensued whereby Mr Peet suggested that if the Ocean Reef Caravan Park were established as a proprietary company and 95 share certificates issued it would then become one unit. He went on to ask why the Council did not use the Strata Titles Act to strike its rates.

The Town Clerk explained that under the law, Local Government must rate under the Local Government Act.

The City Treasurer suggested that an alternative might be for the Ocean Reef Caravan Park to seek a rezoning in that one area, but the difficulty arising there was that rezonings were based on planning principles not rating.

Cr Smith entered the Room at this point, the time being 8.43 pm.

The Town Clerk stated the City of Wanneroo had one of the most complex differential rating systems in Western Australia. If Council was to strike a different rating system for the Caravan Park, it would upset the rating relativities in other sections of the City as other residents could also argue for a reduction in their rates. He said that Council had to look at the total relativities across the City which was a difficult task.

Following further debate the Town Clerk suggested that the original motion be amended as the principles for rezoning land was for land use and not rating purposes.

The Mayor then requested that Mr Peet put his motion.

**MOVED** Mr Peet, **SECONDED** Mr Jefferies that the original motion be amended to read as follows:

"we the electors from the Ocean Reef Caravan Village move that the Council meet with the Body Corporate of the Caravan Village to place a submission to Department of Planning and Urban Development for a change to the Town Planning Scheme to create a new zoning to provide for strata titled caravan parks."

The motion was **PUT** and

**CARRIED  
UNANIMOUSLY**

There being no further business, the Mayor declared the meeting closed at 8.55 pm.