



CITY OF VINCENT

Share your thoughts

SURVEY RESPONSE REPORT

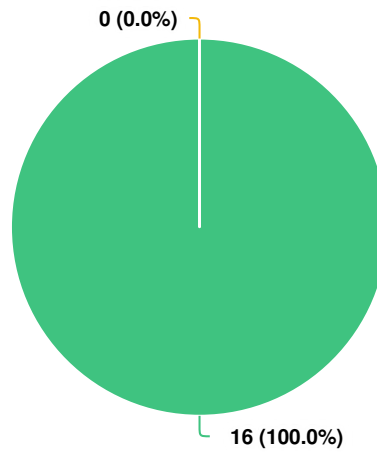
22 May 2024 - 13 June 2024

PROJECT NAME:

Public Notice of Intention to Levy Differential Rates 2024/25

SURVEY QUESTIONS

Q1 Are you a City of Vincent ratepayer or elector?



Question options

- Yes
- No

Mandatory Question (16 response(s))
Question type: Dropdown Question

Q2 | Please submit your comments on the proposed differential rates and minimum payments.

Screen Name
Redacted

5/23/2024 12:21 PM

Why are rates consistently increasing in a cost of living crisis

Screen Name
Redacted

5/23/2024 12:35 PM

It's difficult to discern the equity in the proposal when it is unclear how it relates to the existing fee ranges paid. Also, if this will significantly increase payments for occupied properties then I would not consider that to be equitable.

Screen Name
Redacted

5/23/2024 07:43 PM

Supportive of this approach. It penalises people that are long term holders of vacant land. The large increase for commercial could be an issue though.

Screen Name
Redacted

5/30/2024 04:43 PM

I support increasing the rate on vacant residential and commercial property even more to incentivise development and better use of the assets. Vacant land that is developed and lived in or rented results in increased and ongoing economic and community activity that supports the local economy and society and by extension the Council services and assets.

Screen Name
Redacted

5/30/2024 04:44 PM

Show compassion is COV simply adding more costs to rate payers I refer to previous abandonment of Alma rd intersection how much was spent to block roads then remove all is that not a waste of rate payers money Be more strict on illegal parking not just car parks street parking if you don't fine then do away with signage there is plenty of money to be made

Screen Name
Redacted

5/30/2024 05:32 PM

I think the council would save money for ratepayers by encouraging murals on the walls of our laneways.

Screen Name
Redacted

5/30/2024 07:01 PM

How are commercial properties contributing to the rates and overall support of the city maintenance and developments? I could see residential rates, and for vacant residential or vacant commercial. Are the occupied commercial classified as 'other'? Most of the issues that rates contribute to which I see as a resident along Beaufort street are a result of the commercial properties (some examples include excess garbage/waste, general traffic, graffiti, safety etc). If they are paying less rates than residential (as the 'other' category shows) that would not make sense nor seem fair to the residential properties that often

have to bear the brunt of the issues of the surrounding commercial properties. Can you please provide clarity on how this is worked out?

Screen Name
Redacted

5/31/2024 12:44 PM

Both vacant residential and vacant commercial rates should be increased substantially to encourage development.

Screen Name
Redacted

6/01/2024 08:16 AM

I feel both the rate and minimum rate numbers for vacant residential and vacant commercial are too low. Properties vacant more than 12 months without good reason need to pay much more.

Screen Name
Redacted

6/02/2024 10:39 AM

I have two comments and they are consistent with previous years. Why is it that 'Commercial' or 'Other' rates have a lower cents in the dollar value than residential? It defies logic that a business that derives revenue from a property pays lower rates than residents to the tune of 6%. This should be the other way round. My second comment is in relation to UGP. This has gone awfully quiet. What is the status and how does this impact overall rates. I find the CoV proposal to finance UGP murky at best. Congrats on the higher rates for vacant properties - hopefully this will give people an incentive to bring life back into areas. And you seem to have it the right way round for vacancies.

Screen Name
Redacted

6/03/2024 02:01 PM

I support the imposition of differential rates, but it doesn't go far enough. In a housing crisis the difference should be greater - that is, the rates on vacant property (especially vacant residential property) should be even higher, to really encourage the use of those properties for housing. (And any increased revenue then applied to reduce the rates for residents.)

Screen Name
Redacted

6/07/2024 11:29 AM

I'm all for a MASSIVE increase on rates for vacant residential and commercial properties. The higher the better!

Screen Name
Redacted

6/07/2024 02:33 PM

After another year of extraordinary and wilful waste, constant staff changes and associated costs and gross financial mismanagement ratepayers are expected to pay more in rates. For what? More waste? This is at a time when families are struggling to keep a roof over their heads and food on the table. Shame on you!

Screen Name
Redacted

6/07/2024 03:23 PM

Residential houses that are investment properties should be charged double rates.

Screen Name
Redacted

6/12/2024 03:48 PM

I saw the facebook post asking for feedback on differential rates for 2024/25, but like previous years, there is no context to the numbers provided. Without context, I'm not sure how you can expect ratepayers to provide any meaningful feedback. Yes, you provide minimum payment information, but I'd say that the vast majority don't pay anywhere near that, so this information is not relevant to them. Some suggestions on what you could provide: - last year's differential rates and percentage change - information to help ratepayers calculate the impact on their own rates I understand that there is a legislative requirement to give notice, but the city seems to be doing the absolute minimum to satisfy this requirement, rather than giving ratepayers enough information to understand the impact to them and then provide meaningful feedback. I also haven't seen any emails advertising these proposed rates - these would reach more people than a facebook post which is easily skipped over. Is there a reason for this? The city is sending plenty of emails for other purposes. Finally, I notice that there were comments that were attached to the facebook post on this subject, but that they have disappeared. They were not inappropriate in content or language and this seems strange for a post requesting feedback. Can you please advise if the city removed them?

Screen Name
Redacted

6/12/2024 04:45 PM

Another year of rate increases above the level of inflation are not warranted, particularly with the declining standards of basic services provided by the City. No one seems to know where all of this money is going. One has to ask when enough is enough? Additional percentage contributions marked as for underground power (but not really for underground power, more to fund loans for the real underground power bills) made two years ago are compounding with the increase every year, and there is still nothing tangible to show for it. There's no real way for ratepayers to provide input to this process. Yes, they can speak at a council meeting, but as far as I can tell, that has never amounted to any change - the mayor, councilors and city have already made their mind up and are simply going through the formalities.

Screen Name Redacted

6/11/2024 08:01 PM

Apologies but I promise this is the last email. I actually would like this issue formally raised with Council. Please let me know if you want me to email the Mayor directly.

I just did a bit of a comparison as I was pondering if my thinking is so far off the mark. A quick Google search revealed that it is Vincent that is the odd one out.

This should be reviewed before rates are set and struck for 2024/25 – it is grossly unfair in comparison:

Most Councils charge higher rates to Commercial entities, in some instances a lot more that is fair. The only metro council I found so far that does it the other way round is Vincent.

		Residential	Non-residential Commercial	% Difference
Town of Victoria Park	2024/25	\$0.09058	\$0.11000	21.4
City of Sterling	2024/25	\$0.05285	\$0.05736	8.5
City of Bayswater	2024/25	\$0.07443	\$0.07815	5.0
City of Perth	2024/25	\$0.06074	\$0.06820	12.3
City of Kwinana	2023/24	\$0.08947	\$0.18586	107.7
City of Fremantle	2023/24	\$0.07921	\$0.10742	35.6
City of Nedlands	?	\$0.05845	\$0.07212	23.4
City of East Fremantle	2023/24	\$0.06893	\$0.11684	69.5
City of Armadale	2023/24	\$0.09404	\$0.09813	4.4
City of Joondalup	2023/24	\$0.05324	\$0.06999	31.5
City of Vincent	2024/25	\$0.07826	\$0.07374	-5.8

Mandatory Question (17 response(s))

Question type: Essay Question