

Kim Dolzadelli

From: info@holberryhouse.com.au
Sent: Sunday, 17 August 2025 8:22 AM
To: Shire of Nannup
Cc: Shire President; Cr Vicki Hansen; tim.sly@nannup.wa.gov.au; Cr Cheryle Brown; Cr Ian Gibb; Cr Patricia Fraser
Subject: [External] Differential rating 2025-26

Thank you for the opportunity to provide feedback to the proposed rates for the financial year 2025-26. I have no issue with differential rates for un-hosted accommodation properties.

I do however, dispute differential rates charged for hosted properties.

We live onsite and this is our primary residence.

This is not an issue of money, the issue is that we are not recognised as residents, and it is a problem of equity.

We would be the only category of business owner that is penalised for living at work.

There are so few of us, particularly in hosted lodging house and bed & breakfast that I wonder if the differential rating on this category even warrants the administrative time? My understanding is that hosted accommodation on rural properties are not charged differential rates, so why charge those in residential zones?

We are meaningful contributors to our community, however only seen as business operators. This is demeaning and does not build social capital in our community.

If the objective is to charge differential rates to raise income for the trails, then charge other businesses that significantly benefit from this target audience, including cafes, Brewery, the Bakery and shuttle operators. If the objective is to increase long term rentals and discourage short stay accommodation, then just charge un-hosted accommodation differential rating.

Sincerely,

Louise Stokes



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22nd August 2025

Shire of Nannup
Chief Executive Officer
Att: Mr. David Taylor
PO Box 11
Nannup WA 6275

Dear Mr. Taylor

RE: SUBMISSION – DIFFERENTIAL RATING 2025/2026

WAPRES has been establishing plantations within the Shire of Nannup since the early 1990's both through our land leasing program and as an owner of freehold land. We currently have a managed estate of 2,930ha in the Shire.

WAPRES appreciates the opportunity to provide our feedback on the Shire of Nannup's 2025/2026 Differential Rating Proposal.

In the Statement of Objectives and Reasons for the need for Differential Ratings, it is stated:

In arriving at the proposed rates in the dollar, Council has attempted to balance the need for revenue to fund essential services and facilities with the desire to limit any increase on ratepayers to an affordable level in an equitable manner.

One of our concerns is Shire seeking to differentiate between UV - General and UV - Plantations.

It is stated that the objective of UV - General is to apply a base differential general rate to land zoned or used or held typically for bona-fide farming. This distinction is a concern. Plantations are a bona fide farming option for landowners throughout the Shire in rural areas. This is also supported by the WA Planning Commission State Planning Policy 2.5 – Rural Planning, that “supports and encourages treefarming (umbrella term to describe the planting of trees) on rural land as a means of diversifying rural economies and providing economic and environmental benefits”.

**Marubeni
Group**

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The stated reason for UV - Plantation rate is to ensure that “all ratepayers make a fair and reasonable contribution towards the ongoing maintenance and provision of works and services, particularly roadworks maintenance and renewal throughout the Shire”.

There is no evidence provided to justify that the road use by plantations companies is different to that of other agricultural producers. It is possibly the case that other agricultural producers may have a greater impact on road use within Shire, through repetitive movements, rather than the general cyclical nature of plantation management activities.

WAPRES believes that the issue of road maintenance is currently being addressed in a proactive way by industry and the Shire. At the time of harvest, we seek endorsement from the Shire in relation to Extra Mass Permits, we supply a proposed harvest plan, roads are assessed prior to harvest, and we maintain regular communication with the Shire about road maintenance and upkeep both during and post-harvest.

The investment in growing and harvesting of plantation timber provides economic, social and environmental to many within the Shire of Nannup and therefore should be encouraged. WAPRES believes that landowners (rate payers) that grow trees on agricultural land should be considered bona fide farmers and not singled out in an unequitable and unjustifiable rating system.

We look forward to further discussing this matter with Council and remain available to discuss any aspect of our submission.

Yours sincerely

Grant Johnson
Estate Manager
WAPRES