



## KIMBERLEY AGRICULTURAL INVESTMENT

Kimberley Agricultural Investment P/L  
PO Box 2531 Kununurra WA 6743

Mr Vernon Lawrence  
Chief Executive Officer  
Shire Wyndham East Kimberley  
Kununurra 6743 WA

13<sup>th</sup> August 2024  
Via email: Vernon.Lawrence@swek.wa.gov.au

Dear Mr Lawrence,

### RE: RATES NOTICE A7323

Kimberley Agricultural Investment (**KAI**) have recently received the new financial year rates notices. The Rates Notice for the land parcel captured under A7323 has come as a shock to KAI.

The land parcel itself was valued under very unusual circumstances. In addition to what could already be considered a high valuation, the rates have almost doubled for the coming financial year.

Given KAI have written to the Shire of Wyndham East Kimberley pointing out some of the extreme difficulty in developing the land area into irrigated farmland, this further adds to the difficulty.

KAI secured approvals for Carlton Plain first stage of development from the State of WA several years ago. The remainder was denied on the basis the land area was too large for the State to contemplate. KAI has had to absorb high upfront establishment costs (new road to the site, pump station, farm supporting infrastructure, full size irrigation head works) all without any obligation on the State of WA to allow costs to be spread over a larger more viable area (i.e the second and third stage may still not succeed in securing development approval).

On top of this the current road access to the site is unclear at best. Upgrades will need to occur for the site to be able to contribute to the expansion of the irrigated area.

KAI would like to request that the Shire of Wyndham East Kimberley review the rates liability for the A7323 notice. Presumably the valuation needs to be revisited based on the limitations placed on the rate categories otherwise this situation will simply repeat 12 months from now.

Could you please advise what action if any can be taken in relation what appears to be an unreasonable increase in rates, a significant increase in the valuation for a parcel of land otherwise remain unchanged as an extremely difficult development proposition.

Regards,

A handwritten signature in black ink, appearing to read 'Jim Engelke', with a stylized flourish at the end.

Jim Engelke  
General Manager  
Kimberley Agricultural Investment