



WESTERN AUSTRALIA PARTY

CHARLES SMITH MLC

MEMBER FOR EAST METRO

Putting Western Australians First

MEDIA RELEASE

Smith and Matheson fight to impose rezoning tax to reduce council rates

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Western Australia Party MP Charles Smith and party leader Julie Matheson say a 25 per cent rezoning tax applied to large development profits could reduce council rates.

The tax would be applied to land banking profits with funds collected being injected into an infrastructure and amenity fund for the public's benefit.

If the tax is implemented there would be less pressure to raise council rates.

Mr Smith said that large developments put serious strain on already struggling infrastructure while degrading neighbourhood amenity and natural environments.

"It is absurd that developers like Satterley can make massive profits on land banking, essentially creating huge windfalls out of thin air, that cause severe strain on surrounding infrastructure while also decimating the environment.

"And who picks up the tab for this? Ratepayers.

"I say chip into this unearned developer profits and inject that money into the necessary infrastructure upgrades and relieve the population of unfair rate hikes," he said.

The Eastern Metropolitan representative said the funds could also be used to scrap Stamp Duty on property transactions which he described as an unnecessary burden.

Western Australia Party leader Julie Matheson supports the idea and said it should replace the existing Metropolitan Region Improvement Tax (MRIT) where the Western Australian Planning Commission (WAPC) receives the allocated funds.

"While I like the idea of the MRIT, essentially as a fund for improvement projects, the WAPC control the funds.

"I oppose the WAPC handling the money of any such venture given the commission is an unelected and unaccountable institution," Ms Matheson said.

Ms Matheson said those funds would be better handled by elected authorities such as local government rather than WAPC.

“Anything contrary to this, gives power to unelected bureaucrats,” she said.

Both Mr Smith and Ms Matheson said the policy reflects the party’s commitment in putting WA citizens first, a theme that will be the focus of Mr Smith’s 2021 state election campaign.

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