



16 September 2026

Chief Executive Officer
Shire of Dowerin
PO Box 111
Dowerin WA 6461

Good Afternoon,

**REQUEST FOR RATES EXEMPTION
LOT 1 ON DEPOSITED PLAN 87136 - 15 ANDERSON STREET, DOWERIN**

CEACA Limited formally requests a Rates Exemption for the property located within the Shire at the above address. The land is currently vacant, and the Shire has recently approved a Development Application for the site. CEACA Limited is a registered charity, and its operations are entirely dedicated to providing community benefit. CEACA Limited meets the criteria for a Rates Exemption under the relevant local government provisions, as the property is to be used exclusively for charitable purposes.

CEACA Limited has been established as a Special Purpose Vehicle ("SPV") to undertake the CEACA Expansion Project which is the construction of 54 houses in the central and eastern Wheatbelt regions. The houses will be for social (Band A – very low income) housing, a requirement of the major funders, the Department of Housing & Works and Housing Australia. CEACA Limited is a registered Community Housing Provider.

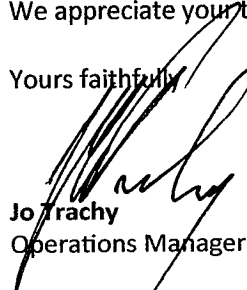
CEACA Limited is a public company limited by guarantee with a sole member, CEACA Inc. This incorporated association is an alliance of 11 Wheatbelt shires. CEACA Inc. is a registered charity and a registered Community Housing Provider. CEACA Inc built 71 houses or independent living units during 2018-20. The houses are leased to social and affordable housing tenants with discounted rents. The CEACA model has been successful, with high levels of occupancy, sound financial management and a strong reputation established.

The four houses to be built in Dowerin will be in the name of CEACA Limited and the purpose and use of the dwellings is mentioned above and is consistent with the CEACA Expansion Project previously presented to and supported by Council. There have been no material changes to the proposed use or operation of the Dowerin units resulting from the establishment of CEACA Limited. Rental income will be used by CEACA Limited for the ongoing management and maintenance of these properties.

We kindly request the Shire to review CEACA Limited's eligibility for the granting of a Rates Exemption. To support this request, I attach evidence of CEACA's charitable status and a copy of the Title.

We appreciate your time and consideration.

Yours faithfully,


Jo Trachy
Operations Manager

Street Address: CEACA Limited, ABN 69 693 494 638 C/- Regus, 2C, 355 Scarborough Beach Rd, Osborne Park 6017

Postal Address: C/- PO Box 1257, Osborne Park WA 6017

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