

## PRESIDENT'S MESSAGE



Cr C W Fewster  
Shire President

In the following pages you will find details of the Shire of Gingin's 2009/10 Municipal Budget that was adopted at Council's Special Budget Meeting held on Friday, 31 July 2009. Council agreed to increase rates by 5% in order to meet its identified expenditure obligations. It is acknowledged that this increase exceeds the annual CPI figure to 31 March for the Perth Region, but is necessary to allow Council to fund essential works. This increase is in line with many other country Councils and is a reflection of increased costs associated with delivering Council services.

The annual "Unimproved (UV)" valuation exercise undertaken by Landgate has resulted in a significant increase in the values of UV-Rated Properties with an average 11 per cent increase over the 2008/09 valuation base. "Gross Rental (GRV)" Rated Properties are revalued every 5 years and were last revalued in 2008/09.

In certain areas of the Shire, property values have risen at a faster rate than other areas. The new rateable values applied by Landgate reflect this, resulting in some ratepayers experiencing an increase in excess of 5%. Equally, there will be those that will experience an increase less than 5%. Should you consider the rateable value on your property to be too high, you are able to appeal the valuation to Landgate within sixty days of the date of the issue of the Rate Notice. This year the issue date will be 12 August, which means that appeals must be made by 11 October 2009.

In determining the 2009/10 Budget, Council considered the need to provide improved services and facilities throughout the Shire as proposed by the various communities that the Council represents. As usual, not all identified projects can be accommodated in any one financial year and the 2009/10 financial year is no exception. Notwithstanding the fact that Council is conscious of the need to constrain rate increases, having regard for the ever-escalating cost of living, it remains committed to ensuring that the Shire of Gingin retains its sense of community and its profile as a worthwhile place to both reside and visit. In order to achieve this, Council recognises the importance of maintaining existing facilities and, where possible, providing improved services and community infrastructure.

I am of the view that the adopted Budget delivers an equitable balance between realistic financial management and quality community service provision and is one that will bring some form of benefit to all ratepayers in the Shire.

Council continues to focus its expenditure priorities in the operational areas of Planning Service delivery, recreational facility development, infrastructure provision (specifically sewerage) and road maintenance/upgrading. In addition to this, Council has committed to expending Royalties for Regions and Regional and Local Community Infrastructure program funds on improving shared pathways and foreshore access throughout the Shire (specifically in the Gingin, Guilderton, Lancelin and Seabird townsites).

In respect of capital works, in addition to road maintenance and construction, the following major projects have been accommodated in this year's Budget:

- Further improvements to the Guilderton Caravan Park (which is being part-financed by a reinvestment of profits generated from the commercial operation of the Caravan Park);
- Progression of the Lancelin Central Business District Sewerage project;
- Completion of the Lancelin Sewerage initiative;
- Development of the Gingin Regional Hardcourt Facility; and
- Commencement of the next stage of the Lancelin Aged Persons Development.

Councillors and Staff look forward to working closely with the community during the course of the current financial year in order to achieve mutually beneficial project and service delivery outcomes.

Ratepayers and residents are encouraged to contact their local Ward Councillors should they wish to discuss any aspect of the Shire's 2009/10 Municipal Budget.

I would like to take this opportunity to personally thank all Councillors and Administration Staff for their commitment to the Budget processes. An inordinate amount of work is necessary to achieve a balanced budget that delivers positive community outcomes, particularly having regard for the current Local Government Cost Index which has been calculated at 2.4% compared to the Consumer Price Index of 2.2%.

Further, significant corporate sponsorship for the Rates Payment Incentive Prize has been secured this year. I would like to thank the following sponsors for their contributions: ➤ Westpac Bank ➤ Scanlan Surveys ➤ Transpacific Cleanaway ➤ Fuel Distributors of Western Australia and ➤ Marchmont Plumbing and Gas.

Councillor Wayne Fewster  
Shire President

## **BUDGET NEWSLETTER**

As most rural ratepayers would know, UV properties (rural) are re-valued each year by Landgate. UV property values have increased by an overall average of 11%. As has been the practice in the past, the rate in the dollar has been reduced to bring the effect of the increased value to zero before the rate increase was applied.

GRV properties are only revalued every five years, with the last revaluation occurring in 2008/09.

### **PROPERTY VALUATIONS**

Rates are set on the basis of two factors - Property Valuations set by Landgate and the rate in the dollar set by Council.

Council's 2009/10 Budget provides for a 5% increase in rate income which will be generated from both Gross Rental Value and Unimproved Value rated properties. The 5% increase is the average; some will be higher, some will be lower. The Minimum Rate for both GRV and UV rated properties will be \$640.

### **OBJECTIONS TO VALUATIONS**

Ratepayers may lodge an objection against the valuation assessment for their property with Landgate. Objections must be lodged within sixty days of the date of issue of the Rate Notice.

**Even if an objection is lodged, rates must still be paid in full. (Council will refund any rates overpaid should Landgate reduce a valuation.)**

### **RUBBISH COLLECTION SERVICES AND TIP MAINTENANCE FEE**

The annual Refuse Removal Charges for 2009/10 has increased from \$140 to \$175 per single household bin. This increase is necessary to meet the ever increasing costs associated with the maintenance of the Shire's refuse sites and Rubbish Collection Service. The charges relating to a second rubbish bin collected from a single residential property within a townsite or a rural residential lot has been increased to \$87.50.

The annual Tip Maintenance Fee has been increased from \$50 to \$60 for all UV and GRV rateable assessments where there is no rubbish pick-up and includes all assessments even where property owners have two or more properties within any given Ward, or Ward-split properties. The Tip Maintenance Fee collected continues to be used to assist with funding the future Landfill Site initiative, including recycling.

Green waste collections will be scheduled for townsites and all Shire Estates. Residents will be notified of collection dates by mail, as well as the dates being advertised locally.

### **FIREFIGHTING AND EQUIPMENT REPLACEMENT**

As in the past, the Shire of Gingin has received funding through the State Government's Emergency Services Levy (ESL) for operating the Shire's fire fighting fleet. This year the Shire has applied for funding to build a dual bay fire station at Seabird.

### **ROYALTIES FOR REGIONS (R4R)/REGIONAL AND LOCAL COMMUNITY INFRASTRUCTURE PROGRAM (RLCIP) PROJECTS**

Seabird Beach Car Park	\$103,162	R4R
Robinson/Lefroy Edgar Street Shared Pathway	\$112,065	R4R
Guilderton Carpark to Foreshore Pedestrian Access	\$86,082	R4R
Fraser Street, Gingin Shared Pathway	\$48,000	R4R
Lancelin Foreshore Shared Pathway – Stage 2	\$100,000	R4R/RLCIP
Ledge Point Country Club - Asbestos Roof replacement	\$100,000	R4R
Gingin Skate Park	\$25,000	RLCIP
Seabird Foreshore Pedestrian Beach Access	\$25,000	RLCIP
Various roadworks detailed as follows:	\$1,252,298	R4R

## **ROAD CONSTRUCTION AND MAINTENANCE**

An allocation of \$2,792,566 has been provided for the construction and maintenance of Council's road network. Some road works were not completed last year and were carried forward to the current year. Those projects are marked with an asterisk (\*). This year's major projects include:

<b><u>ROAD</u></b>	<b><u>BUDGET</u></b>	<b><u>FUNDING SOURCE</u></b>
Gingin Brook Road, Coonabidgee	\$499,313	Regional Roads/Council Funds
Cowalla Road, Cowalla	\$568,350	Royalties for Regions/Council Funds*
Cullalla Road, Moondah	\$220,069	Royalties for Regions
Bennies Road, Breton Bay	\$206,814	Royalties for Regions
Tangletoe Road, Muckenburra	\$ 87,759	Royalties for Regions
Nilgen Road, Nilgen	\$181,756	Royalties for Regions
Guilderton Road, Gabbadah	\$597,297	Roads to Recovery/Council Funds
Gingin Brook Road, Coonabidgee	\$137,209	Black Spot Funding
Lancelin Plaza, Lancelin	\$218,687	External/Council Funds*
Edward/Horan Street, Gingin	\$ 24,687	External/Council Funds
Woodridge cul-de-sacs	\$ 50,625	Council Funds

## **MAJOR PROJECTS**

### **REGIONAL HARDCOURT FACILITY**

At long last the construction of the Regional Hardcourt Facility is under way. The project will include facilities for netball, tennis and hockey as well as a new clubhouse and is scheduled to be completed in early 2010. Funding for the project has been provided by: Commonwealth Department of Transport and Regional Services \$249,500, the Department of Sport and Recreation \$433,000, the Bendigo Community Bank \$150,000 and Local Sporting Groups \$60,500.

### **GUILDERTON CARAVAN PARK**

The Guilderton Caravan Park will be closed during the month of August to complete the re-turfing of the remaining caravan bays. This will see the completion of the upgrade of the caravan park bays, which was commenced last year.

### **LANCELIN NORTH SEWERAGE PROJECT**

The Lancelin North Sewerage Project is finally nearing completion, with the commissioning of the pumping station scheduled for late August 2009. The Lancelin Sewerage Project caters for the northern portion of the Lancelin townsite, including properties in the area bounded by North Street, Miragliotta Street, Gingin Road and Bootoo Street. The project covering the commercial precinct has also been finalised and will go out to tender in the next few months.

### **LANCELIN CENTRAL BUSINESS DISTRICT SEWERAGE PROJECT**

The provision of the sewerage reticulation spur to the Lancelin Business District will be facilitated within this Financial Year. This will enable the Business's within the area to decommission existing septic tanks and leach drains and connect to the reticulation spur. The reticulation spur will be serviced by the new Vacuum Pump Station located on Lot 503 Collins Way. The project is being financed by local business operator contributions, the Department of Local Government and Regional Development, the Water Corporation and the Shire of Gingin.

### **LANCELIN AGED ACCOMMODATION**

The Department of Housing and Works, in partnership with the Shire, is facilitating the construction of a further six two bedroom units to be located adjacent to the existing Aged Accommodation Units on Atkinson Way, Lancelin. The Department of Housing and Works has advised that the date for practical completion is scheduled for the end of June 2010.

## **EARLY PAYMENT INCENTIVE SCHEME AND RATES DISCOUNT**

As in the past, Council is once again offering an Early Payment Incentive Scheme, as well as a 4% discount on rate payments received **on or before 4.00 pm, Friday, 18 September 2009.**

Only payments received on or before 4.00 pm on Friday, 18 September 2009 will be eligible for entry into the Early Payment Incentive draw. Thanks to the generosity of five businesses serving the Shire, this year there will be five lucky ratepayers, who will be randomly selected by our computer, to receive one of the Early Payment Incentive prizes such as \$500 in cash, a \$500 Savings Account, \$250 in cash and a \$250 fuel voucher, **AND** be entitled to the Early Payment Discount of 4% that applies to all rate notices.

**ALL RATEPAYERS ARE ADVISED THAT THE SHIRE PROVIDES BPAY AND BPOINT AS WELL AS EFTPOS PAYMENT FACILITIES FOR YOUR CONVENIENCE.** Rate payments can now be made 24 hours a day, 7 days a week through BPAY by contacting your participating Financial Institution to arrange payment from your cheque, savings, or credit account. Don't wait until the last minute as some banks only process payments once a day. Don't get caught. Be sure your electronic payment is made at least 24 hours before the due date.

Please quote the Shire's **Billers Code No. 172429** and the Account/Reference number shown on your rate notice for both BPAY and BPOINT. Your Account/Reference number is located at the bottom left hand corner of the front of your rate notice.

### **CREDIT CARD PAYMENTS BY PHONE:**



Rate payments can be made 24 hours per day, 7 days a week, by phoning **1300 276 468**. Please quote **BPOINT Biller ID Code: 172429**. Your Account/Reference number is located at the bottom left hand corner of the front of your rate notice.

OR



Log onto the Shire's Website [www.gingin.wa.gov.au](http://www.gingin.wa.gov.au) where you can pay by **BPOINT**. Your Account/Reference number is located at the bottom left hand corner of the front of your rate notice.

### **PAYMENTS IN PERSON:**

Payments may also be made in person at either the Gingin or Lancelin Shire Offices by cash, cheque, debit card, Mastercard or Visa.

All ratepayers who intend to forward their rate payment by ordinary mail via Australia Post are reminded to allow sufficient time for the payment to reach the Shire Office by the due date.

**The Shire of Gingin accepts no responsibility for late payments.**



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