

2021-2022 Rates Information

Council rates are a contribution each property owner makes towards the cost of providing facilities and services in the Shire of Northam.

Gross Rental Value (GRV)

The rates are levied based on the values of the rateable properties as provided by the Valuer General. Gross Rental Values (GRVs) are used for urban properties, and these are re-assessed once every four (4) years. The current values are based on the revaluation effective 1 July 2016. The next revaluation has been postponed to 2022/23.

All properties with the predominant land use of commercial, industrial or community purposes within the Northam Townsite and the Avon Industrial Park raise an amount to fund the Northam Chamber of Commerce for the purpose of promoting Northam Businesses.

Unimproved Value (UV)

Unimproved Values (UV's) of properties, provided by the Valuer General, are used as the basis for the levying of rates for rural properties. Annual revaluations apply for all rural land within the Shire. The valuation was undertaken 1 August 2020, being effective 1 July 2021.

The Agricultural Local Rate are properties that can be subject to further subdivision development, which is not available in the Agricultural Regional Areas. These areas are usually less arable and less productive than land in the Agricultural Regional area.

The Agricultural Regional Rate accommodates the broad acre farming land in the Shire that is not subject to the sub-division potential of the Agricultural Local Area.

The Rural Small Holdings Rate is land that has been rezoned to accommodate the rural lifestyle. They are usually fully serviced by power, water and bitumen roads, and are generally located in close proximity to townsites.

Minimum Rates

Council believes that in view of the level of service and facilities available to all ratepayers, the minimum rates are the minimum contributions which should be made by owners of all rateable land, regardless of the value of the property. A minimum rate of \$840 for Agricultural Regional area, \$917 for Rural Small Holdings and \$968 for all other rates category's, per assessment will apply.

Rate Charges

Rates in the dollar for the 2021 - 2022 financial year for each rating category are shown below.

Rate Category (GRV)	
Residential	10.2492
Northam Townsite Commercial, Industrial, Community	11.0866
Rate Category (UV)	
Agricultural Local	0.6224
Agricultural Regional	0.4913
Rural Small Holdings	0.9075

Objections to Valuations

Property valuations are set by the Valuer General's Office and are used to determine the rates payable on each property. As such, a change in your property valuation may have an impact on your annual rates.

If you have a query with your property valuation, or wish to object to a valuation given by the Valuer General's Office, please visit Landgate's website landgate.wa.gov.au/valuations, or alternatively call Landgate Customer Service on +61 (08) 9273 7373



Pensioner and Senior Discounts

If you are a Pensioner or Senior, you may be able to apply for a rebate for your Council Rates, Emergency Services Levy and annual Water Corporation Rates. Please note that rubbish and pool fees are not subject to a concession.

To be eligible for a concession, an applicant must be:

the owner and reside at the property on 1 July of the rates year;

and

in receipt of a pension or hold a Pensioner Concession Card or State Concession Card; or

in receipt of a Senior's Card or Commonwealth Seniors Health Card

Eligible pensioners are entitled to claim a rebate of 50% of the current year's rates, up to a maximum of

\$750 or may apply to defer those rates. Seniors who meet the eligibility criteria are entitled to claim a rebate of 25% of the current year's rates, up to a maximum of \$100.

Concessions apply after eligible ratepayers have registered their entitlement with either the Shire or the Water Corporation.

Pro-rata rebates may be offered. You must notify the Shire or the Water Corporation if you change your circumstances in relation to your pension, ownership of the property or whether you continue to occupy the property.

Emergency Services Levy

All Local Governments are required to collect the Emergency Services Levy (ESL) for the Department of Fire and Emergency Services Authority (DFES), for further information about the ESL Levy, visit the website: www.dfes.wa.gov.au

2021-2022 Rates Information

Continued

Pool Inspections

Under the Building Regulations, the Shire is required to check swimming pool fencing within its district at least once every 4 years. Provision is made in the Regulations for pool owners to cover this cost, which for convenience will be paid in annual instalments of \$25 per annum.

Waste Facilities

The Shire of Northam operates waste facilities at Old Quarry Road, Northam and at Inkpen Road, Copley. Tip passes for domestic waste are available to ratepayers of properties with a dwelling constructed on them. Passes are obtainable from the nearest waste facility by showing rates notice or ID with address.

Rates Payment Options

Your rates notice is enclosed with this brochure. If you believe any of the details are incorrect please let us know.

You have a choice about how and when to pay your rates, as follows:

Option One

One lump sum payment due on Wednesday 29 September 2021.

Option Two

Pay over two instalments due Wednesday 29 September 2021 and Monday 31 January 2022.

Option Three

Pay over four instalments due on Wednesday 29 September 2021, Monday 29 November 2021, Monday 31 January 2022 and Thursday 31 March 2022.

How to Pay Your Rates

Your rates can be paid:

- In person at the Shire of Northam Administration Centre between 8.30am and 4.30pm
- Over the phone using your credit card between 8.30am and 4.30pm
- By mailing a cheque or money order payable to the Shire of Northam or providing MasterCard or Visa details
- Internet BPay
- Online at <https://www.northam.wa.gov.au/services/online-services/rates-payment.aspx>

Instalments

All arrears and interest still outstanding on your account need to be paid in full along with the first instalment for 2021/22 for you to be eligible to enter into the instalment options.

The cost of the instalment plans will comprise of interest of 3% pa calculated from the date the first instalment is due, together with an administration fee of \$10.00 for each instalment notice. Please note that these charges are only incurred after the first instalment.

Overdue Rates

Don't be late! Rates that are not paid by the due date will incur a daily interest charge.

The interest rate is 7% pa, and this is calculated on a simple interest method. If you think you may have trouble paying your rates by the due date, please contact the Shire of Northam's Rates Officer to discuss alternative payment arrangements.

2021/22 SNAPSHOT

	2018/19	2019/20	2020/21	2021/22
Total Rates Levied	9,925,046	10,342,584	10,381,251	10,676,737
GRV levied	8,178,952	8,563,308	8,630,551	8,911,885
UV levied	1,746,094	1,779,421	1,750,700	1,764,851
Minimums - GRV	923	944	944	968
Minimum UV	923	944-874	944-874	968-840
Valuations - GRV	76,846,889	78,939,563	79,864,058	80,591,015
Valuations UV	295,457,629	296,962,450	288,447,823	298,315,336
Average rates increase	2.52%	2.25%	0%	2.56%
Rates as a % of total revenue	36.89%	37.48%	43.86%	37.97%

Budget Fact Sheet No. 1 Roads



NETWORK SNAPSHOT

Total kilometres Road network	771
Total kilometres unsealed Roads	296
Total kilometres sealed Roads	475



ROAD CONSTRUCTION PROJECTS



Road	Length (m)	Treatment	Road	Length (m)	Treatment
Mitchell Avenue	820	Guardrail	Clarke Street	1000	Reseal
Charles Street	150	Recon	Cox Street	230	Reseal
Forrest Street	820	Recon	Croke	660	Reseal
Wellington Street	260	Recon	GV South Road	1100	Reseal
Wellington/Gairdner roundabout	30	Recon	Leader Road	1520	Reseal
Fitzgerald Street	740	Rehab	Linley Valley Road	810	Reseal
Forward Street	220	Rehab	Mokine Road	1920	Reseal
Henry Street	180	Rehab	Parker Street	650	Reseal
Robinson Street	14	Rehab	Coates Road	4350	Widen
Dring Street	20	Seal	Jennapullin Road	750	Widen
			Southern Brook Road	1030	Widen
			Spencers Brook Road	23630	Widen

	2018/19	2019/20	2020/21	2021/22
Capital Road Program	\$2,955,583	\$3,011,524	\$3,262,000	\$4,350,881
Kerb Renewal	\$99,565	\$109,238	\$109,238	\$109,238
Culvert Renewal	\$592,385	\$84,238	\$84,238	\$234,238
Rural Drainage	\$1,442,330	\$1,665,338	\$468,445	\$981,233
Urban Stormwater	\$358,487	\$216,125	\$217,232	\$211,487
Road Maintenance General	\$707,939	\$980,016	\$997,944	\$1,111,394
Bridge maintenance	\$143,113	\$242,253	\$315,929	\$203,519
Streets & Carparks (Incl. Sweeping & Footpath Maintenance. Excl. Verges)	\$392,385	\$479,358	\$430,236	\$346,803
Roads Total Expenditure (%)				
Rural	62%	78%	69%	61%
Urban	38%	22%	31%	39%
Drainage / Stormwater Total Expenditure (%)				
Rural	85%	89%	68%	82%
Urban	15%	11%	32%	18%
Number of Kilometres of Capital Works				
Rural	7.05	12.83	5.02	35.9
Urban	4.32	3.67	3.5	4.8
Service levels				
Gravel Road Grading frequency	1 per year	1 per year	1 per year	1 per year
Gravel Road Grading frequency – RAV Routes	2 per year	2 per year	2 per year	2 per year
Gravel Road Grading frequency – School Bus Routes	3 per year	3 per year	3 per year	3 per year



Budget Fact Sheet No. 2 Major Projects



New Shade Structures and Playground Upgrade Bakers

Location	Bakers Hill Recreation Centre
Project Amount	\$75,000
% Funded Externally (not by local government)	Nil
Estimated Commencement	September 2021
Estimated Completion	October 2021



RV Friendly Sites in Northam & Bakers Hill

Location	Bernard Park & Bakers Hill
Project Amount	\$320,000
% Funded Externally (not by local government)	Nil
Estimated Commencement	November 2020
Estimated Completion	February 2022



Northam Depot Redevelopment

Location	Northam Depot
Project Amount	\$1,849,000
% Funded Externally (not by local government)	Nil
Estimated Commencement	September 2021
Estimated Completion	May 2022



Landscaping/ Demolition Old Pool Site

Location	Mitchell Av, Northam
Project Amount	\$510,000
% Funded Externally (not by local government)	Nil
Estimated Commencement	November 2021
Estimated Completion	May 2022

Budget Fact Sheet No. 3 Major Focuses



INFRASTRUCTURE & SERVICES

Liveable, connected communities with well-maintained assets

- Deliver Road Construction Program
- Deliver Road Maintenance Program
- Continue improvements to rural and urban drainage network
- Ensure a system is in place to respond to customer requests for work (ICS)
- Provide friendly & helpful customer service
- Continue to manage and support Northam Airport
- Continue to lobby for the development of the Orange Route (Great Eastern Highway)



COMMUNITY WELLBEING

A cohesive community with access to quality services

- Improve disability access to services and facilities
- Work with communities of Wundowie, Bakers Hill & Grass Valley to implement their individual community plans
- Continue to improve local parks and recreation areas
- Develop RV friendly sites
- Activate Northam youth space
- Continue to provide quality services and facilities from the Killara Adult Day Care Centre
- Continue to provide aged housing in Wundowie
- Continue to support and encourage volunteerism in Northam

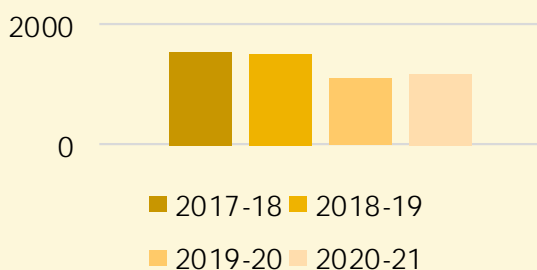


SAFETY & SECURITY

A community without fear of crime or antisocial behaviour

- Continue to work with local Police and other agencies to ensure our communities are safe

Crime Offences



GOVERNANCE & LEADERSHIP

Leading with accountability, connection and openness

- Market the Shire of Northam communities
- Promote 2021 Local Government Elections
- Maintain an open and transparent complaints system
- Monitor food premises to ensure safety for our community



ECONOMIC GROWTH

Diversifying and growing the economy for prosperity and employment

- Actively encourage employers to employ local people
- Support our local businesses
- Buy local
- Support Uniting Church Homes to develop their High Care, Aged Care facility at Victoria Oval site
- Coordinate Council works to maximize opportunities for local business
- Support Procon Developments to develop Northam Freight & Logistics Hub
- Continue to activate our CBD, focusing on weekends
- Set aside \$1,000,000 in an Industry attraction fund. This fund will be used to attract a significant Industry to Northam, which must create in excess of 75 jobs and come with a commitment of having at least 75% of employees living within our Shire.



ENVIRONMENT & HERITAGE

Preserving the Natural & Historic beauty of the Shire

- Implement wayfinding strategy to assist people navigate our communities
- Operate Bilya Koort Boodja Centre for Nyoongar Culture and Environmental knowledge
- Assist local groups identify and preserve local stories
- Increase solar panel network on Council facilities
- Develop new waste transfer station
- Develop tip recycling centre
- Increase use of recycled water to service parks & gardens
- Promote more activity and focus on the Avon River



185 Heritage listed buildings

Rates Incentive Competition



Pay your rates in full by 29 September 2021 you will be eligible to enter the draw to win one of the following fantastic prizes:



Avon Valley Toyota



DUXTON HOTEL
PERTH



- \$500 cash prize from Bankwest Northam
- \$500 cash prize from Specialised Tree Services
- \$449 Concord HD Surveillance System from MM Electrical
- \$300 service at Avon Valley Toyota
- \$300 cash prize from Purslowe Tinetti Funerals
- \$300 discount for settlement at Prompt Settlements
- \$300 comprehensive checkup and clean at Avon Valley Dental
- \$261 overnight stay for two at the Duxton Hotel Perth
- \$250 voucher from Blackwell Plumbing & Gas
- \$200 cash prize from Professionals Avon Valley
- \$190 A Reserve Tickets for two people to Miracles and Triumphs from West Australian Symphony Orchestra
- x5 \$150 Evap Summer Start Up with condition report from Draco Air
- \$150 voucher for Fenians Irish Pub from Novotel Perth Langley
- \$150 overnight stay for two at the Windsor Lodge Hotel
- \$130 Google Home Hub from Autopro Northam
- \$100 voucher from Northam Liquor Barrons
- \$100 cash prize from Angie Roe Photography
- \$100 voucher from Avon Valley Contractors
- \$100 voucher from Cadd's Fashions Sport First Northam
- X10 \$75-\$100 wheel balances, rotation, battery test, safety inspection & ½ price wheel alignment vouchers from Beaufepaires Northam
- X3 \$84 two nights at The Indian Ocean Hotel for two
- \$59 Cannon printer from Country Copiers Northam
- \$50 voucher from Hungry Birds Pizza & Fried Chicken
- \$50 voucher from Quin's Gourmet Butcher
- \$50 voucher from KFC Northam
- X5 \$20 vouchers from McDonalds Northam



International Society of Arboriculture Member 1041
Tree Guild of WA member 2302

Promoting Professional Tree Care



**West Australian
Symphony Orchestra**



Angie Roe Photography
Natural, emotive, storytelling

