

# Shire of Northam

# 2022-2023





## Overview

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 2022.

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 2021, being effective 1 July 2022.

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, \$970 for Rural Small Holdings and \$1016 for all other rates categories per assessment will apply.

## Rate Charges

Rates in the dollar for the 2022 - 2023 financial year for each rating category are shown below.

Rate Category (GRV)	
Residential	10.3505
Northam Townsite Commercial, Industrial, Community	11.1260
Rate Category (UV)	
Agricultural Local	0.6068
Agricultural Regional	0.4913
Rural Small Holdings	0.9562

## 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](http://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 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](http://www.dfes.wa.gov.au)

## 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 \$30 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 Friday 7 October 2022.

### Option Two

Pay over two instalments due Friday 7 October 2022 and Tuesday 7 February 2023.

### Option Three

Pay over four instalments due on Friday 7 October 2022, Wednesday 7 December 22, Tuesday 7 February 2023 and Wednesday 12 April 2023.

## 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 2022/23 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.

## 2022/23 Snapshot

	2019/20	2020/21	2021/22	2022/23
Total Rates Levied	10,342,584	10,381,251	10,676,737	11,272,725
GRV levied	8,563,308	8,630,551	8,911,885	9,363,217
UV levied	1,779,421	1,750,700	1,764,851	1,909,508
Minimums - GRV	944	944	968	1,016
Minimum UV	944-874	944-874	968-840	1,016-840
Valuations – GRV	78,939,563	79,864,058	80,591,015	83,519,463
Valuations UV	296,962,450	288,447,823	298,315,336	322,272,265
Average rates increase	2.25%	0%	2.56%	5%
Rates as a % of total revenue	37.48%	43.86%	37.97%	32.92%

# Budget Fact Sheet 1- Roads

## Road Construction Projects

Road	Length (m)	Treatment
Grass Valley South Road	500	Widen
Leader Road	1520	Reseal
Linley Valley Road	810	Rehab
Forrest Street	1030	Reseal
Mokine Road	1920	Reseal
Fitzgerald Street	740	Rehab
Jennapullin Road	1140	Widen
Robinson Street	730	Rehab
Wellington Street	260	Recon
Clarke Street	1000	Reseal
Croke Avenue	660	Reseal
Parker Street	650	Reseal
Henry Street	180	Reseal
Spencers Brook Road	23630	Widen
Southern Brook Road	1030	Widen
Jennapullin Road	610	Widen
Grass Valley North Road	720	Widen
Tamma Road	1300	Resheet
Beavis Place	90	Rehab
Jennapullin Road	750	Widen

## Network Snapshot

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

	2019/20	2020/21	2021/22	2022/23
<b>Roads Total Expenditure (%)</b>				
Rural	78%	69%	61%	67%
Urban	22%	31%	39%	33%
<b>Drainage / Stormwater Total Expenditure (%)</b>				
Rural	89%	68%	82%	88%
Urban	11%	32%	18%	12%
<b>Number of Kilometres of Capital Works</b>				
Rural	12.83	5.02	35.9	33.78
Urban	3.67	3.5	4.8	4.32



	2019/20	2020/21	2021/22	2022/23
Capital Road Program	\$3,011,524	\$3,262,000	\$4,350,881	\$3,064,206
Kerb Renewal	\$109,238	\$109,238	\$109,238	\$109,238
Culvert Renewal	\$84,238	\$84,238	\$234,238	\$300,238
Rural Drainage	\$1,665,338	\$468,445	\$981,233	\$1,768,448
Urban Stormwater	\$216,125	\$217,232	\$211,487	\$234,542
Road Maintenance General	\$980,016	\$997,944	\$1,111,394	\$1,243,210
Bridge maintenance	\$242,253	\$315,929	\$203,519	\$73,382
Streets & Carparks (Incl. Sweeping & Foot-path Maintenance. Excl. Verges)	\$479,358	\$430,236	\$346,803	\$363,831
<b>Service Levels</b>				
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 2- Major Projects

### Jennapullin Road – Widen & Reseal SLK 2.58-3.19 & 5.05-6.19

Location	Jennapullin
Project Amount	\$600,496
% Funded Externally (not by local government)	66%
Estimated Commencement	November 2022
Estimated Completion	February 2023

### Minson Avenue Car Park & EV Charging Stations

Location	Minson Avenue
Project Amount	\$220,000
% Funded Externally (not by local government)	Nil
Estimated Commencement	March 2023
Estimated Completion	April 2023

### Drainage Construction –Eadine Bridge Replacement

Location	Eadine Bridge
Project Amount	\$216,000
% Funded Externally (not by local government)	66%
Estimated Commencement	December 2022
Estimated Completion	February 2023

### Grass Valley North Road Widening SLK 9.80-10.52

Location	Grass Valley
Project Amount	\$322,510
% Funded Externally (not by local government)	66%
Estimated Commencement	November 2022
Estimated Completion	February 2023

# Budget Fact Sheet 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)

## Governance & Leadership

*Leading with accountability, connection and openness*

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

## 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

## Economic Growth

*Diversifying and growing the economy for prosperity and employment*

- Actively encourage employers to employ local people
- Support our local businesses
- Buy local
- 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

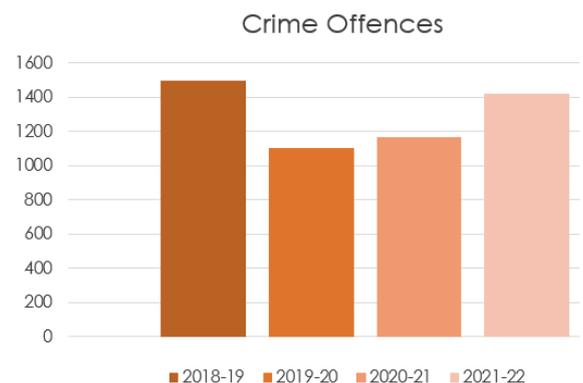
*Preserving the Natural & Historic beauty of the Shire*

- 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
- Operate the new Northam Waste Transfer Station
- Operate the Northam Re-Store (tip Shop)
- Increase use of recycled water to service parks & gardens
- Promote more activity and focus on the Avon River

## 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





## Rates Incentive Competition

Pay your rates in full by Friday 7 October 2022 you will be eligible to enter the draw to win one of the following fantastic prizes:



**HARRY FORMBY**  
DIRECTOR - NOTARY PUBLIC  
Harry.Formby@formbyslawyers.com

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Level 3, Suite 6, 9 Bowman Street  
SOUTH PERTH WA 6151  
PH: 08 9354 0300

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- \$500 cash prize from Specialised Tree Services
- \$340 discount for will with Power of Attorney from Formbys Lawyers
- \$300 cash prize from Purlslowe Tinetti Funerals
- \$300 comprehensive checkup and clean at Avon Valley Dental
- \$250 service voucher from Northam Hyundai & Valley Ford
- \$250 voucher from Morris Pest & Weed Control
- \$250 voucher from Blackwell Plumbing & Gas
- \$196 A Reserve Tickets for two people to Organ Grandeur from West Australian Symphony Orchestra
- \$150 cash prize from Professionals Avon Valley
- \$150 overnight stay for two at the Windsor Lodge Hotel
- \$150 Fitbit Flex2 from Autopro Northam
- \$100 lunch for two at Summer Creek Estate
- \$100 voucher from Cadd's Fashions Sport First Northam
- \$84 one nights at The Indian Ocean Hotel for two
- \$79 Cannon printer from Country Copiers Northam
- \$50 voucher from Northam Liquor Barons

