

CITY VIEWS

Budget & Rates



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Mayor's Message



The City of Armadale's 2022/23 Budget was adopted in June, following Council's close examination of the City's financial position and future plans to ensure that the City continues to operate in a financially sustainable and responsible manner.

It has required a delicate balance between meeting community demands and expectations for services. Managing a growing community and ensuring that the services provided are reasonable and affordable.

The City provides a wide range of services on behalf of the community. Street lighting and cleaning, removal of graffiti, dealing with illegal dumping, installing traffic calming devices, maintaining and constructing roads, drains, pathways, footpaths, crossovers, public toilets, bus shelters, and road signs — these are a small part of the City's commitments you may not have considered. A significant amount of money is required to meet all of our community's needs both now and for future growth.

Since the outbreak of the COVID pandemic and more recently with global events, economic factors have placed a strain on the supply of labour, materials, goods and services. Council remains mindful of the economic conditions and the impact of rates on household budgets.

Cost of living has escalated as an issue for the Australian community, spurred on by increases in the Reserve Bank's official cash rate, higher fuel prices and overall economic demand.

The Council, after careful consideration and through a series of workshops has adopted a 4% rates increase. This follows a 1.25% increase last year and a zero increase the previous year as Council's response to the COVID pandemic impacts. The Local Government Cost Index (equivalent to CPI) increase in FY23 is expected to be 5.7%.

The City has been successful in securing a number of Federal and State Government grants to deliver important infrastructure projects, which will help stimulate our local economy. Matched with the City's own funding and other contributions, the budget will deliver a \$27M capital program.

The City continues to assist our sports, arts and cultural groups to provide a range of community programs and activities and will also be delivering a number of community events throughout the year, including the Armadale Highland Gathering & Perth Kilt Run, Carols by Candlelight and Australia Day.

This year, the Council has set an infrastructure and facilities budget, which includes:

- Design costs for renewal of the Gwynne Park Pavilion
- Renewal works for the Evelyn Gribble Community Facility
- Road upgrade for Eighth Rd (Armadale to Wollaston)
- Road upgrade for Warton Rd (Prison Rd to Ranford Rd)
- Intersection widening for Neilsen/Forrest Rd
- Construction of a principal shared pathway (Balannup Rd to Tonkin Highway)
- Construction of a new walk trail bridge at Roley Pools
- Provision of Netball courts at Piara Waters Secondary College

Despite the challenges currently being faced, it remains an exciting time for our City and we're proud to be able to serve our community for the benefit of both our current and future generations, well into the future.

Cr Ruth Butterfield
Mayor City of Armadale



2022/2023 Budget Overview

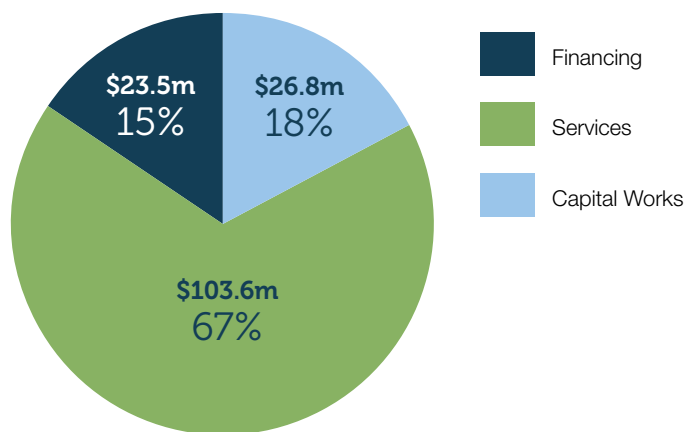
The City of Armadale continues to be the third fastest growing local government in Western Australia and the seventeenth in Australia, with a population expected to grow from 94,000 to over 150,000 by 2041.

The City is working hard to continue to provide the services and infrastructure our growing community needs in the most financially responsible manner, despite the challenges that COVID has created over the past year.

This year, the Council has set a cash operating budget of \$104 million, to deliver a range of City services. These services include maintaining our local parks, community facilities and libraries, providing important community services including City Rangers, emergency management and public health, and maintaining our roads, drainage and footpath networks.

The \$27 million capital investment budget will see a number of projects delivered, which include renewed sports and community buildings, new parks and recreation facilities and an improved footpath network.

Financing commitments of the City total \$23 million and include repaying debt, which this year will total \$4 million, setting aside funds in reserves for future works and managing Development Contribution Schemes.




Funding the City's budget is mainly derived from rate revenue, which is expected to be around \$78 million this year. Other funding sources include fees, charges, grants and contributions.

Source of Funds	\$million	%
Rate Revenue	\$78.16	50.8%
Operating Grants, Subsidies and Contributions	\$10.07	6.5%
Fees and Charges	\$32.91	21.4%
Interest Earnings	\$1.34	0.9%
Other Revenue/Income	\$0.38	0.2%
Non Operating Grants, Subsidies and Contributions	\$9.37	6.1%
Proceeds from the Sale of Assets	\$0.65	0.4%
From Cash Reserves	\$12.46	8.1%
Loans	\$5.34	3.5%
Funds carried forward from prior year	\$3.22	2.1%
Total Sources of Funds	\$153.90	100%



Understanding your Rates Notice

EXAMPLE ONLY



CITY OF Armadale

RATE NOTICE TAX INVOICE

7 Orchard Avenue, Armadale
Western Australia 6112

Locked Bag No 2, Armadale
Western Australia 6992

www.armadale.wa.gov.au

ABN: 79 863 269 538

Rate Enquiries
(08) 9394 5788

General Enquiries
(08) 9394 5000

Waste Enquiries
(08) 9394 5124

EMAIL
info@armadale.wa.gov.au

OFFICE HOURS
8.15am to 4.45pm Monday to Friday

JOANNE ABBISS
CHIEF EXECUTIVE OFFICER

Facsimile
(08) 9394 5184

J A Smith & A B Smith
123 Street Name
SUBURB WA 6112

ASSESSMENT NUMBER
1234

DUE DATE
8 September 2022

Financial Year: 01/07/2022 to 30/06/2023

Issue Date: 1 August 2022

Valuation: \$17,420.00 - GRV

Minimum Payment: \$1,242.00

Ward: Ward Name

Lot/Location No: Lot: 0 D/P: 456789

ESL Usage: Residential

ESL Valuation: \$17,420.00

Should the name or address shown be incorrect, please advise council in writing

PROPERTY ADDRESS:
123 Street Name SUBURB WA 6112

RECYCLING AREA
2

ESL CATEGORY
1

DETAILS	RATE IN \$ OR CHARGE PER SERVICE	CURRENT	Bal/FWD	TOTAL
GRV - Residential Improved	10.8799	\$1,895.28	\$0.00	\$1,895.28
Domestic Rubbish	399.00 1	\$399.00	\$0.00	\$399.00
Pool Inspection Levy	35.00 1	\$35.00	\$0.00	\$35.00
Emergency Services Levy	1.6213	\$282.43	\$0.00	\$282.43
		\$2,611.71		
	GST* Local Govt. Charge \$2,611.71 GST \$0.00		TOTAL DUE	\$2,611.71

1 How are your rates calculated?

This is your rates amount for 2022/2023, which is calculated by multiplying the rate in the dollar by the valuation (GRV set by the Valuer General at Landgate – see page 5 for explanation).



2 Domestic Rubbish charge

Pays for your:

- Weekly general waste and fortnightly recycling bins collection
- One scheduled bulk waste verge collection
- Two scheduled green waste verge collections
- One booked mattress collection
- Four (4) tip passes

3 Pool Inspection fee

This covers the cost of regular safety compliance inspections.

4 Emergency Services Levy

(refer to pages 10-11)

This is a State Government charge, shown on all Council rate notices. ESL money levied is paid to the Department of Fire and Emergency Services.

5 Total Due, this is the total amount payable for 2022/2023

6 Your property assessment number

Required for when you register for e-Rates online (refer to back page for e-Rates information)

7 This is your Gross Rental Value (GRV) as set by Landgate

8 This is your recycling day

(Refer to your Waste and Recycling Guide)



Rating Information

In the Gross Rental Value (GRV) areas of the City

Under the *Local Government Act 1995* the City can impose differential rates on certain categories of properties. The categories are split into:

- GRV Residential Improved
- GRV Vacant Land
- GRV Business Improved

Following a rates increase of 1.25% in 2021/2022 financial year, Council has imposed the following differential rates:

GRV Residential Improved Land – The proposed rate in the dollar for this GRV differential has been increased by 4% in line with inflation.

GRV Vacant Land – The proposed rate in the dollar for this GRV differential has been increased by 4% in line with inflation. The rate in the dollar is higher than residential improved land in an effort to promote the development of all properties to their full potential, thereby stimulating economic growth and development in all areas of the community.

GRV Business Improved Land – The proposed rate in the dollar for this GRV differential has been increased by 4% in line with inflation. It is different to the residential land rate to recognize the higher demand on the City's infrastructure and services, occasioned by matters such as:

- The City's Economic Development function which is largely to provide support for the industrial and commercial community;
- The improvements to the upgrade of and renewal of the street network in the CBD, including improvements to the street lighting systems;
- Increased maintenance and operational costs in and around shopping precincts including verge mowing, litter removal, street trees and weed control spraying;
- Increased maintenance and operational costs in industrial areas, particularly related to drainage.

Emergency Services Levy

The Emergency Services Levy (ESL) is a State Government charge applicable to all properties in WA, which is invoiced and collected by local governments on behalf of the Department of Fire and Emergency Services (DFES).

The ESL provides the majority of funding required for the emergency services provided by DFES, and for local government Bushfire Brigades and SES units.

In the Unimproved Value (UV) areas of the City

The proposed rate in the dollar has been set to ensure that the proportion of total rate revenue derived from unimproved valued (UV) land remains consistent with previous years.

Details of the rates and minimum payments to apply are as follows:

Rate Groups	Rate in \$ (cents)	Minimum payment (\$)	Number of rateable properties	Total rates levied (\$)
Gross Rental Value area				
Differential Rates				
Vacant Land	15.7919	1,076	2,727	4,940,497
Residential Improved	10.8799	1,242	35,242	60,172,710
Business Improved	9.8529	1,444	1,096	10,610,288
Unimproved Value area				
General Rate	0.4765	1,487	142	692,406
Totals			39,207	76,415,900

For further information on the City's objects and reasons, please visit the City's website, www.armadale.wa.gov.au

Residential Rates Concession

A Residential Rates Concession has been implemented in accordance with Section 6.47 of the *Local Government Act 1995* by the City of Armadale for 2022/2023. This concession is provided to properties in a Business Improved zoned area but used for residential purposes to be rated in a like manner to properties in residential areas.

The amount of ESL to be collected, and the applicable rates and charging parameters, are declared annually by the Minister for Emergency Services.

For more information please refer to the ESL section of the DFES website www.dfes.wa.gov.au/esl or enquire on **1300 136 099**.



Specified Area Rates (SAR)

Some areas pay a SAR to cover the cost of additional services in that location.

1. Townscape Amenity Service

The purpose of the Townscape Amenity SAR, is to enhance the amenity level of specified areas through increased service levels in programs such as litter control, verge and streetscape maintenance, verge mowing, etc.

The Townscape Amenity Service has four business/commercial areas;

- Specified Area A – Armadale Town Centre
- Specified Area B – Kelmscott Town Centre
- Specified Area C – Kelmscott Industrial Area
- Specified Area D - South Armadale Industrial Area

Area	Rate in dollar (cents)	Number of Properties	Total SAR levied (\$)
SAR A	0.4153	88	122,100
SAR B	1.0273	80	50,000
SAR C	0.1745	342	20,400
SAR D	0.3460	142	23,300
Total		652	215,800

2. Residential Amenity Service

The purpose of the Residential Amenity Services SAR is to maintain and enhance the public open space provided in the newer residential estates to a standard higher than that which occurs in public open space, throughout the remainder of the City. These include maintenance of irrigation systems, garden beds and park lighting.

The Residential Amenity Services SAR is focused on the new residential areas of Harrisdale/Piara Waters (SAR F) and Champion Lakes (SAR G).

Area	Rate in dollar (cents)	Number of Properties	Total SAR levied (\$)
SAR F	0.2935	4,995	305,730
SAR G	0.2731	332	13,700
Total		5,327	319,430

Rate Payment Options

1 Pay in full by the due date 8 September 2022

2 Pay by two instalments

- 1st payment due 8 September 2022
- 2nd payment due 16 January 2023

The cost for this option includes an administration fee of \$8.50 and an interest charge calculated at 5.5% per annum.

3 Pay by four instalments

- 1st payment due 8 September 2022
- 2nd payment due 14 November 2022
- 3rd payment due 16 January 2023
- 4th payment due 6 April 2023

The cost for this option includes an administration fee of \$25.50 (\$8.50 per payment) and an interest charge calculated at 5.5% per annum.

Note for both instalment options:

The first instalment must include all arrears of rates and charges otherwise payment by instalment is not available.

Payments that are not made by the due date will also attract a late payment interest charge of 7% per annum.

Ratepayers will forfeit the right to pay by the two or four instalment options if the first instalment is not paid by the due date.

4 A Smarter Way to Pay – Direct Debit

Pay your rates on an ongoing basis through a weekly, fortnightly, or monthly direct debit from your cheque or savings account (refer to page 7 for further information).

5 Financial Hardship information

If you are unable to pay your rates in full or according to the instalment plans offered by the City, *A Smarter Way to Pay* direct debit arrangement can be set up.

To discuss the details of a financial hardship application please contact our Rates Team on **(08) 9394 5788**.

See your Rates Notice for payment methods and full payment options.



Online



BPay



AusPost



Mail



In person



A Smarter Way to Pay



Contact the City's Rates Department on **9394 5164** to sign up and we can discuss this payment method.

Pay your rates on an ongoing basis through a weekly, fortnightly or monthly direct debit.

* Terms and conditions apply.

Ease the burden that a lump sum or limited instalment payment program can cause.

SAVE No administration fees or penalty interest for this payment method.**

Direct Debit payments are accepted from a cheque or savings account only, not a credit card. Payments are reviewed annually.

* Dishonoured payment fee of \$25.00 per dishonour applies.
 ** If cancelled within two years of your commencement date an Administration Fee of \$53.00 will apply. Furthermore you will not be able to start another direct debit arrangement for the same property.

Direct Debit

Start now to lower your payments

Stress Less



Payment Plan Options:

1 7 monthly payments example

If your Rates Notice total is \$2,256
 $\$2,256 / 7 \text{ monthly payments} = \322.29 rounded to \$323
 (starting in September – first year only)

2 12 monthly payments example

If your Rates Notice total is \$2,256
 $\$2,256 / 12 \text{ monthly payments} = \188
 (starting in April)

Monthly examples	Apr 2022	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan 2023	Feb	Mar
No. of Months (7)						1	2	3	4	5	6	7
Amount	April start					First year Sept start	\$323	\$323	\$323	\$323	\$323	\$323
No. of Months (12)	1	2	3	4	5	6	7	8	9	10	11	12
Amount	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188

In March 2023 the City will review your direct debit and your next year estimated rates will be paid over 12 months (April 2023 to March 2024)

3 14 fortnightly payments example

If your Rates Notice is \$2,256
 $\$2,256 / 14 \text{ fortnights} = \161.14 rounded to \$162 a fortnight
 (starting in September – first year only)

4 26 fortnightly payments example

If your Rates Notice total is \$2,256
 $\$2,256 / 26 \text{ fortnights} = \86.77 rounded to \$87 a fortnight
 (starting in April)

Fortnightly examples	Apr 2022	Sept 2022												Mar 2023													
No. of Fortnights (14)													1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Amount	April start												First year Sept start	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162
No. of Fortnights (26)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
Amount	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	\$87	

In March 2023 the City will review your direct debit and your next year estimated rates will be paid over 12 months (April 2023 to March 2024)



Other Rates & Charges Information

Late payment interest

Pursuant to Section 6.51 of the *Local Government Act 1995*, a late payment interest charge on outstanding rates and charges calculated at the rate of 7% will apply for the year ending 30 June 2023.

The late payment interest charge will apply to all current and arrears rates and charges remaining unpaid 35 days from the date of issue of the rate notice on 8 September 2022. Interest will be calculated and updated daily.

Recovery of Rates

If the amount shown as payable in respect of rates and charges is not paid in full, or the first instalment is not paid by the due date or you are not on an agreed Direct Debit arrangement with the City, the full amount will become overdue and may be recovered by court action (for example through a General Procedure Claim (GPC), or Means Enquiry.

The average cost of the general procedure claim (summons) is approximately \$500. If a GPC is issued against you, the default is registered by the Magistrates Court. Credit reporting agencies within Australia, have the ability to access this information and subsequently record this debt

on your credit report, where they are shown for a five year period. This information is accessed for finance/loan applications. For more information, please go to the ASIC website www.moneysmart.gov.au

Statement of Rates or Rate Book confirmation letter

The following administration fees will apply when requesting a statement of rates or a rate book confirmation letter showing the rating information.

Current year	\$29.50
Current year and up to three prior years	\$59.50
Current year and four or more prior years	\$119.50

Financial Hardship Policy

The City of Armadale has adopted a Rates Assistance and Financial Hardship policy. If you are currently experiencing financial hardship, please contact our Rates Department on **(08) 9394 5788** to discuss how we may be able to assist you.

Anything changed?



Please advise the City within **21 days after the sale or disposal of land/property, change of name or address, or appointing a managing agent.**

If you have a change of address notify the City promptly in writing to ensure we have the correct address for the service of notices.

Forms are now available via the City's website, Administration Centre or email info@armadale.wa.gov.au with the details and supporting information.

Keep up to date

To keep up to date on events and what your City does for you, all year round, look out for City Views magazine in your letterbox, sign up to our eNewsletter – 'In the Know', read your local newspapers, follow us on Facebook or visit the City website.



Pensioners and Seniors Rebate Information

The following concession details are in accordance with the *Rates and Charges (Rebates & Deferments) Act 1992* which is governed by the Office of the State Revenue and administered by the City. The concessions are funded by the Government of Western Australia.

If you owned and occupied your house as at 1 July 2022 and currently hold either a:

- Pension Concession Card
- State Concession Card
- Commonwealth Seniors Health Card together with a WA Seniors Card
- WA Seniors Card only

you may be entitled to claim a rebate and/or deferment on your current rates and Emergency Services Levy (ESL).

Eligible Pensioner

If you are in receipt of a pension payment and hold the appropriate card mentioned above you may be entitled to a rebate of up to 50% (to a maximum of \$750 as capped by the State Government) on your current rates, plus 50% off the ESL. You may also be able to defer your current rates bill and ESL.

Eligible Senior

If you hold a Seniors Card only, you may be entitled to a rebate of up to 25% (to a maximum of \$100 as capped by the State Government) on your current rates, plus 25% off the ESL.

Should you satisfy the criteria listed above and have not previously registered with the City of Armadale, contact the City immediately to register.

Eligible owner/s can also register for the pensioner or seniors rebates by contacting the Water Corporation on **1300 659 951** or **www.watercorporation.com.au**

If you have outstanding rate arrears on your property and are deemed to be an eligible pensioner or senior you may still be able to claim a rebate and/or deferment on your

current year's rates provided that you enter into a suitable payment arrangement for the arrears. The arrangement must be maintained and is available under the City's direct debit system.

Pro-rata rebates and deferments may be allowed for those who become eligible pensioners or seniors during the rating year i.e. after 1 July 2022. If you become a pensioner or senior during the year, please contact the City for further information.

If your circumstances change, particularly with respect to the ownership of your property, or your eligibility as a pensioner or senior, you must notify the City immediately.

Rebates or deferments apply to your current rates and ESL. All other charges, e.g. rubbish service, must be paid in full by 8 September 2022.

Eligible pensioners and seniors are exempt from the late payment/instalment interest charges and instalment/special payment arrangement administration fees.

Visit the City's website **armadale.wa.gov.au** for further information or Office of State Revenue **finance.wa.gov.au**





EMERGENCY SERVICES LEVY FOR A SAFER STATE

The Emergency Services Levy (ESL) helps to deliver fire and emergency services across Western Australia to keep our communities safe.

The ESL protects Western Australians by funding the delivery of services linked to bushfires, severe weather and cyclones, floods, road crashes, hazardous spills and search and rescue missions.

It also supports the vital work undertaken by this State's 26,000 emergency services volunteers, 1,600 firefighters and Department of Fire and Emergency Services' staff. It contributes to the fire and emergency vehicles and aerial fleet, life-saving equipment and emergency services facilities.

Wherever you live, travel through or holiday in Western Australia, you will see the ESL hard at work.

Your ESL contribution is included within your local government rates notice.

To learn more about how your ESL is calculated, including information on the different ESL rates, limits and concessions visit dfes.wa.gov.au/esl



The ESL enables firefighters and emergency services volunteers to respond to more than 25,000 emergency incidents every year including:



Severe Weather

responding to more than 2,500 community requests for assistance after storm, cyclone, flood and other natural hazards events



Fire Response

fighting over 7,000 fires every year



Marine Rescue

performing more than 1,200 search and rescue missions at sea



Road Crash Rescue

attending more than 2,500 road crash rescues to help save people from road accidents



In 2022/23 the Emergency Services Levy will fund:



Triple Zero (000)
24/7 emergency assistance taking over 36,000 calls annually



Fire and Emergency Vehicles
powering the frontline with more than 2,000 emergency response vehicles



Safety, Education and Training
reducing hazards and risks, and developing firefighters and volunteers for frontline response



Fire and Emergency Facilities
operating around the clock to keep communities safe and securing a location for a new fire station to service the growing northern metropolitan population



Fire investigations
researching more than 100 fire cases annually to minimise future risk



Emergency WA
an upgrade to the online warning system that delivers more than 3,700 emergency alerts and warnings each year



Aerial Fleet
dropping 15.1 million litres for bushfire suppression and flying more than 2,450 aerial firefighting, search and rescue and transport missions



Bushfire Mitigation
reducing bushfire risk to protect people, property and communities



Supporting Community Emergency Services
providing grants to fund volunteer bushfire brigades, State Emergency Service units and marine rescue groups



For more information about the ESL or to request brochures in large print, Braille or another language, please call 1300 136 099 or visit dfes.wa.gov.au/esl



Waste Charge

The Domestic Waste charge of \$399 provides the following services for your property per financial year:

- Weekly general waste bin collection
- Fortnightly recycling bin collection
- One scheduled bulk waste verge collection
- Two scheduled green waste verge collections
- Booked mattress collection – maximum two mattresses
- Four (4) tip passes – limits and conditions apply

Your waste service charge includes the cost of the State Government's landfill levy of \$70 per tonne of waste disposed in landfill. It also covers the cost of litter and illegal dumping collections, compliance and waste education.

Other waste charges

Domestic Waste Charge	\$399
Commercial annual rubbish and recycling	\$398
Additional general waste service (weekly)	\$284.50
Additional recycling service (fortnightly)	\$91.50

Using Kerbside Bins

Visit www.armadale.wa.gov.au/bins-and-collections for more information about your bin collection day, recycling fortnight, how to arrange replacement bins, what goes into your recycling bin and what should not go into your kerbside bins.

A Waste and Recycling Guide is delivered to each household around December/January. This contains everything you need to know about your waste service, including scheduled verge collection dates for the calendar year. To find out more visit www.armadale.wa.gov.au/waste-and-environment

Tip passes and what they are valid for

Four (4) tip passes are attached to your Residential Rates Notice. Each tip pass is valid for disposal of the following:

- 1.3 cubic metres of sorted waste, OR
- Two mattresses, OR
- Up to 4 cubic metres of green waste only

One of the four tip passes is designated for 4 small passenger car tyres off rim or can be used for any one of the above items.

Tip passes can only be used for loads up to a maximum of 2.6 cubic metres of sorted waste. Anything above 2.6 cubic metres will be charged the applicable fee. This does not apply to tip passes being used for green waste only.

If your residential property is tenanted, please transfer tip passes to tenants.

For more information on how to use your tip passes and what can be dropped off for free, visit armadale.wa.gov.au/waste-disposal-and-recycling-centres-0

Register for e-Rates



By choosing e-Rates you will be assisting the environment by reducing the impact on trees, plastic, water, greenhouse gas emissions and landfill waste which is all part of paper, envelope, printer cartridge and stamp production.

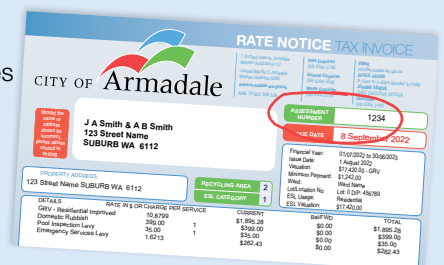


Register for e-Rates and you'll receive your rate notices, final notice and instalment reminder notices via email. All other correspondence will continue to be posted to the postal address we have on file for the assessment.

Would you like to receive your rates notice in a convenient electronic format? Then register for e-Rates, it's easy! Visit armadale.wa.gov.au

TO REGISTER

You must have your rates assessment number which can be found on the top right of any previously issued rates notice.



To find out more about e-Rates and how to register, go to armadale.wa.gov.au or contact us directly on **9394 5788**.