



# COUNCIL TO COMMUNITY 22 July 2020



Governance Update

## Shire of Westonia – Covid-19 “Recovery @ Westonia” Campaign

The recent Covid-19 pandemic has placed an enormous strain on the Local, State and National economies and the Shire of Westonia sees local businesses as an important part of the Covid recovery process.

As a result, the Council has reprioritised some spending within its current Budget to assist in stimulating our local economy in order to protect our highly valued local business in these unusual and difficult times. Council are providing all residents, who are over the age of 18 and who are already on the Electoral Roll for Westonia, with five (5) \$10 vouchers, redeemable at any of the businesses within Westonia.

This program runs for a limited time starting Monday 28 June and finishing strictly on Monday 14 September 2020.

In addition, the Shire of Westonia has agreed with the Wheatbelt Business Network (WBN) to fully subsidise the next full year of WBN membership for all existing Westonia businesses who will obtain all the benefits that the WBN has to offer.

Shire President Karin Day recently stated “I am pleased to report that the current Westonia Dollars programme is tracking well. If you are a Westonia resident or ratepayer on the electoral roll, and have yet to collect and spend your \$50 of vouchers - please do so soon - as the last day you can spend the money is strictly 14 September. I wish to stress that this project is primarily about putting the monies into the affected businesses - and the ‘multiplier effect’ that, in doing so, it creates.

The Council has worked hard to bring this project into fruition because of their strong belief that assisting in stimulating the local economy will do a lot towards saving small business in Westonia. The initiative is funded by looking at the Shire’s operations and using the savings in expenditure, and increasing revenue generated throughout the year. This has given Council the opportunity to assist our Westonia-based businesses at a time of great need.

Our hope is that you will use local businesses that you believe have been most impacted by the current COVID Pandemic. We want you to spend your vouchers at the business of your choice but spend it soon and spend it now. Local businesses are waiting, and they need your help NOW!

Other measures as part of the Shires Covid-19 Response and strategy include:

- Zero percent (0%) rate increase, essentially a freeze on the rate in the dollar;
- Zero percent (0%) increase in Councils fees and charges, (remain as per 2019/20);
- 2020/2021 Non-payment of rates penalty interest not apply until March 2021;
- No Instalment administration fees on all instalment options for 2020/2021;
- Instalment interest be reduced to 5% on all instalment options for 2020/2021;
- Upon request, a waiver of interest on outstanding rates for those business/individuals directly affected by the Commonwealth/State Government’s decision to close various businesses between 23 March and 31 July 2020;

Upon request, a waiver of interest on outstanding rates for those businesses/individuals directly affected by the State Governments decision to close

- Western Australia’s borders, between 23 March and 31 July 2020;

Shopping local, not just during this pandemic but consistently will ensure the ongoing strength of our local economy and will enable our local businesses to grow.

If you have any questions about this program, please call the Shire Administration on 9046 7063 or email your question to [shire@westonia.wa.gov.au](mailto:shire@westonia.wa.gov.au).

**Jamie Criddle**  
Chief Executive Officer

## REDEEMABLE AT THE FOLLOWING WESTONIA BUSINESS

- CARRABIN ROADHOUSE/ MOTEL
- CENTEK CONSTRUCTION
- DELLABOSCA TRANSPORT
- DPERRIN AUTO ELECTRICS
- DOUGLAS CONTRACTING
- HI-LO CONSTRUCTION
- MECH TECH DIESEL SERVICES
- WESSIE PTY LTD
- WESTONIA COMMUNITY COOP
- WESTONIA GALLERY CAFÉ
- WESTONIA TAVERN
- WESTONIA TRANSPORT

COVID-19 RECOVERY@WESSY  
*We're all in this together*



Primary Care Nurse Practitioner

## LAURA BLACK

NEXT VISIT

Thurs 23rd July & Tues 28th July

9.00am—2.00 pm

Booking made through

SHIRE ADMIN on (08) 9046 7063



## DR OLGA WARD

MBBS, FRACGP, GDRGP, FARGP  
Procedural Surgical GP Westonia

SHIRE ADMIN on (08) 9046 7063

Consulting Dates 2020  
(Monday's)

10th of August 2020

5th of October 2020

9th of November 2020

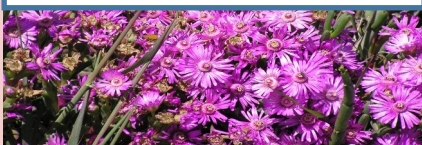
7th of December 2020



The podiatrist will be back in town on the following dates appointments are available starting at 9am

**22 July 2020**

Please call the Shire Office on **(08) 90467063** for more information or to make an appointment.



**Its nearly wildflower season!**

Please let us know ,at the Shire if you see any, so that we can pass on wildflower feedback.

The preparation of the 2020/2021 budget is based on Council's direction for the financial year. This direction incorporates the focus of maintaining existing services and facilities at levels customers expect. In addition to this, the budget also reflects the aims of the Strategic Community Plan 2018 – 2023, Strategic Community Plan 2018-2028 and Forward Capital Works Plan where possible and other major capital works that have arisen during the 2019/2020 financial year.

Councillors are continually assessing the role of local government in the community and are always seeking the views and opinions of residents and ratepayers on major capital works to be undertaken. It is then Council's decision to refine and adopt a budget, while trying to accommodate all reasonable requests within appropriate funding limits and rate increases.

Following lengthy deliberations, Council has balanced the 2020/2021 budget. Due to funding constraints an amount of requests were not included in this year's budget.

Major items in this year's budget that fall into the category of expansion include:

- 7 x Standpipes Controllers (\$112,000);
- Museum Display Expansion;
- Roll over of various desktop computers;
- Solar Panels at 2 residences;
- Upgrades to Old School site (\$10,000);
- Patio at 4 Quartz Street residence (\$9,000);
- Elachbutting & Baladjie Reserves infrastructure (\$80,000);
- Caravan Park School Upgrade (\$241,232);
- Solar Panels at Community Resource Centre (\$15,000);
- Land Development (\$30,000);
- \$1,698,500 worth of road works;
- Net Transfer of \$358,000 to various reserves;
- Plant purchases
- include: Various Admin, Works Fleet vehicles. (\$246,000)

- 2 x side tipping trailers with dolly (\$250,000)

### Council Funded Roadwork's include:

**Baladjie Track Formation & Gravel Sheet** Resheet 2km \$21,000;

**Goldfields Floodway** Replace 3 x 900mm pipe including headwalls \$61,000;

**4 Mile Road Floodway** Replace 2 x 900mm pipe including headwalls \$40,000;

**Echo Valley Road** Reconstruct drainage and gravel patch 1.5km \$33,000;

**English Road** Gravel Resheet 3.3km \$60,000;

**Cement St Drainage** Install stormwater drainage near laneway \$25,000;

**Masefield Road** Gravel Resheet 2km \$56,000;

**Boodarockin Road** Daddow Floodway repair \$30,000;

**George Road** Gravel Resheet 4km \$86,000;

**Capito Road** Gravel Resheet 4km to boundary \$86,000;

**Walgoolan Sth** Drainage works \$12,500;

**Carrabin Sth** Drainage works \$12,500;

**Town Footpaths** Various footpaths throughout townsite \$40,000;

### Roads to Recovery Funding include:

**Morrison Rd** Gravel Resheet 3km \$50,000;

**Sth Walgoolan Rd** Gravel Resheet 4km using Polymer \$135,000;

**Rabbit Proof Fence Rd** Repair pot-holed section \$40,000;

**Leach Road Shoulder Widening** Continue to widen Shoulders with emulsion \$100,000;

### Regional Road Group Funding include:

**Koorda-Bullfinch Rd** - Reconstruct and seal 4.85km to boundary \$477,000

**Warralakin Rd** – Reconstruct and seal 1.5km SLK 15.1 – 16.6 \$195,000

Residents wishing to inspect the 2020/2021 Budget in greater detail can do so by obtaining a copy from Council offices in Westonia.

### Hood-Penn Museum Update



**The Hood-Penn Museum is now open for visitors!**

Weekdays 9am - 4:30pm and  
Weekends 10am - 12pm



## Works—Standpipes

### Council Owned and Controlled Standpipes

The uncontrolled and unrecovered expenditure of Council controlled standpipes has been a topic of conversation within Council for numerous years with Council deciding in the 2019/20 and 2020/21 budgets to purchase Standpipe Controllers to allow the full recoup of water usage from these standpipes. In Excess of \$80,000 of unrecovered expenditure from Council Standpipes has prompted Council's decision to **CLOSE ALL STANDPIPES IMMEDIATELY** until controllers are installed. Water can still be accessed, but a key will need to be obtained from Shire Office and the amount of water notified and recouped.

As of 1 July 2019, the WA Water Corporation have increased the unit rates on all Standpipes and is based on a 'user pays' principle and in regional Western Australia it has not been implemented according to legislation for fixed standpipes. Current usage patterns on fixed standpipes have shown that commercial suppliers are getting charged at the concessional level by accessing LGA standpipes which is inequitable for other commercial operators that are charged correctly. Accessing large volumes of water from a fixed standpipe can also cause water supply issues to other users on the scheme and any large users need to be directed to the Water Corporation to be set up on a major consumer agreement.

The major change is the way standpipes are billed. They will now be based on four categories shown below.

- LA Standpipe – No Annual Service Charge/\$2.534 per kilolitre Water Use Charge
- Community Standpipe - \$265.41 Annual Service Charge/\$2.534 per kilolitre Water Use Charge

- Commercial Standpipe - \$1,658.93 Annual Service Charge/up to \$8.353 per kilolitre Water Use Charge
- Fire-fighting Standpipe –No Annual Fee 100% discount/No Water Use Charge

**Council advised the community and users of the Water Corporations impending decision to impose the new fee structure in October of 2018 and as a result advised that some standpipes would be rationalised and informed users that 'on-farm' supplies would potentially need to be installed to reduce costs.**

**Council can no longer be subsidizing the farming/business practices and allowing residents from neighboring Shires to utilise these standpipes.**

**It must be made clear that All water is recoupable, including domestic and for tendering stock. Once the Standpipe Controllers are introduced, a policy on their use, consumption and recoup will be implemented and portrayed to the community.**

Further information can be obtained by contacting the CEO, Jamie Criddle on 9046 7063 or the Shire President, Karin Day on 0428 447 014.



## Governance Update

The next Council Meeting will be held on **Thursday 20th August 2020**, from 3.30pm. The meeting will be held at the Westonia CRC Building (Old Shire Administration Building) The meeting's agenda will be published on Council's website from 5.00pm on **Friday 14th August 2020**.

Public Question Time commences as 3:30pm and is limited to 15 minutes

for more info: 📞(08)90467063  
🌐 [www.westonia.wa.gov.au/council-meetings](http://www.westonia.wa.gov.au/council-meetings).



Free flu vaccines are available now at Westonia Drs Surgery. **Free for People who are eligible for the Free vaccine** To book an appointment Please call the Shire Office on **(08) 90467063**



**Fire Breaks Order**  
Council has responsibilities under the *Bush Fires Act 1954* to ensure that landowners have cleared fire breaks and removed flammable materials from their land according to the instructions outlined in the Shire's annual Fire Break Orders.

The requirements of the Orders are considered the minimum standard for fire prevention not only to protect individual properties but the district in general.

The requirements of the Orders are in addition to and do not detract from any other requirement under any other written law or legislation.

Fire Break Orders will be distributed with the annual rates notices to rate payers which will occur in July 2020.

All rate payers are reminded **NOT TO THROW AWAY** there Fire Break Orders. Rate payers should keep the Orders in a safe place and ensure that they review the Orders to see



# SHIRE OF WESTONIA RATES INFORMATION



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

## Rates – General Information What Are Rates?

Rates are a property tax levied on the land value (as determined by the Valuer General). There are two types of rates - ordinary and special. Council must levy ordinary rates on the following land categories reflecting the dominant use of the land - residential, farmland and business. The Westonia Shire Council's rating structure is based on a two-part structure consisting of an ad-valorem amount and a base amount.

### Why Have Rates?

The Westonia Shire Council needs income to carry out services for the local community. The main sources of Council's income are rates, fees and charges, grants, borrowings and investments. Council is required by law to impose rates but has considerable flexibility in working out the mix of income sources.

### Differential Rates

The budget also contains the following provisions from last year

### Valuations

#### Differential Rate Explanation

Rate Category	Valuation	Increase (Reduction)
GRV Residential	643,677	0.08%
GRV Mining	1,305,800	(0%)
UV Rural	44,923,800	(0.13%)
UV Mining	205,608	(5.4%)

### Including objects and reasons for the current rating structure

This Statement is published by the Shire of Westonia in accordance with Section 6.36 of the Local Government Act 1995 to advise the public of its objectives and reasons for implementing differential rates.

The purpose of levying of rates is to meet Council's budget requirements in each financial year in order to deliver services, facilities and community infrastructure. Property valuations provided by the Valuer General are used as the basis for the calculation of rates each year. Section 6.36 of the Local Government Act provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Westonia. The application of differential rating maintains equity in the rating of properties across the Shire, enabling the Council to provide facilities, services and infrastructure to the entire community and visitors to the area.

Under section 6.36 of the Local Government Act 1995, Council is required to give local public notice of the intention of council to impose differential rates or a minimum payment under a differential rate category. Local public notice includes publishing in a newspaper circulating in the district, exhibiting on the notice board of the local government office and exhibiting on the noticeboard of the library inviting submissions in respect of the following information, for a minimum of 21 days (closing 27 May 2020); No submissions were received. Council Advertised the following rates:

### Gross Rental Value (GRV)

The Local Government Act 1995 provides that

Rate Category	Cents in the \$
General GRV	7.2073
Mining GRV	20.4953

properties of a non-rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Valuer General determines the GRV for all properties with a non-rural purpose within the Shire of Westonia approximately every five years and provides a GRV. The current valuation is effective from 1 July 2020. Interim valuations are provided regularly to council by the Valuer General for properties where changes have occurred during the year (i.e. subdivisions or strata title of property, amalgamations, building constructions, demolition, additions and/or property rezoning). In such instances council recalculates the rates for the affected properties and issues interim rate notices.

Rate Category	Cents in the \$
General GRV	7.2073
Mining GRV	20.4953
Mining UV	1.5922
UV	1.5922

### GRV – General Rate

All land within the Shire used for non-rural purposes (GRV) is rated using a uniform GRV Rate. The uniform rate is calculated and adopted after the consideration of many factors such as current economic conditions, increases to land valuations as assessed by the Valuer General's Office, the infrastructure and service improvement proposals contained in the Budget, as well as the GRV-General category forms the basis for calculating all other GRV differential rates.

### Unimproved Values (UV)

The local Government Act 1995, provides that properties predominantly used for a rural purpose are assigned an Unimproved Value as supplied and reviewed by the valuer General on an annual basis. The unimproved value of land refers to the market value of the land in its natural state without improvements such as buildings, fences, dams, etc. Interim valuations are provided regularly to council by the Valuer General for properties where changes have occurred during the year (ie subdivisions of property, amalgamations and/or property rezoning). In such instances Council recalculates the rates for the affected properties and issues interim rate notices. It is considered that for this financial year the valuations imposed by the Valuer General provides the capacity for the additional rate contributions that may be required from different zoning/land use and therefore the need for a differential rate is not deemed necessary.

### GRV Differential Rate - Mining

The Local Government Act provides for rural use properties used for mining, exploration or prospecting purposes are assigned a Gross

Rental Value supplied and reviewed by the Valuer General. It refers to all land for which a mining tenement has issued by the Department of Mines and Petroleum (DMP), and valued as such by the Valuer General's Office.

The valuation determined by the Valuer General for mining tenements is calculated by multiplying the following factors.

- Rental cost of the tenement type (mining lease, prospecting lease, exploration license, petroleum producing license etc);
- GRV basis as determined by the DMP, and
- Tenement/license area
- The valuation of mining tenements is not reviewed

The valuation of mining tenements is not reviewed each year, as only changes when the tenements rental is amended.

### Objects and Reasons for GRV Mining Differential Rate

Land used for Mining is rated higher than the GRV-General rate to improve fairness and equity outcomes by:

Ensuring mining rates payable are no less than the average rates payable, per property, in part to; compensate for the different method and comparatively lower valuation level; to recognise the often short term tenure of mining projects in the region; and to maintain comparability with other commercial operations in the rural sector.

Applying a percentage premium above the average rates payable, per property, at a level determined by the council, to reflect the following: the impacts of higher road infrastructure maintenance costs to council as a result of frequent very heavy vehicle use over extensive lengths of roads throughout the year; additional emergency service arrangements that have to be put in place; the monitoring of environmental impacts of clearing, noise, dust and smell; planning building and health assessment costs of amenities and services provided to cater for the employees of the mining operations, such as recreation, parking and law order and public safety due to the increased population of the 160 man mining camp situated in the Westonia townsite which almost triples the population of the town and creates a massive burden on councils resources.

### Minimum payments

The setting of general minimum payment level within all rating categories is an important method of ensuring all properties contribute an equitable rate amount to non-exclusive services.



## Objections and Appeal Provisions

Valuations - Your valuation (GRV or UV) is only one factor used to calculate your rates notice. The Valuation of Land Act 1978 (as amended) Part IV sets out how valuation objections may be lodged. A property owner may lodge an objection against the valuation of a property within 60 days of the date of issue of a rates notice. For information on how your values are calculated and how to lodge an objection, please visit Landgate's website [landgate.wa.gov.au/valuations](http://landgate.wa.gov.au/valuations), or alternatively call Landgate Customer Service on +61 (0)8 9273 7373.

Rates Record - Section 6.76 of the Local Government Act 1995 provides the grounds, time and the way individual objections and appeals to the Rates Record may be lodged. An objection to the Rate Book must be made in writing to the council within 42 days of the date of issue of a rates notice.

Section 6.81 of the Local Government Act 1995 refers that rates assessments are required to be paid by the due date, irrespective of whether an objection or appeal has been lodged. In the event of a successful objection or appeal, the rates will be adjusted, and you will be advised accordingly. Credit balances may be refunded on request. Please contact Shire Staff if you wish to discuss this matter further.

## Concession on Rates

Pensioners and seniors who own and occupy residential property as their ordinary place of residence and have one or more of the following cards may be entitled to a rebate:

- Pensioner Concession Card or State Concession Card are entitled to receive up to a 50% rebate on local government rates and Emergency Services Levy or, in some instances, a deferral of those rates. The rebate will be limited to a cap of \$750 for the 2020-21 rating year.
- WA seniors Card and a Commonwealth Seniors Health Card are entitled to receive up to a 50% rebate on local government rates. The rebate will be limited to a cap of \$750 for the 2020-21 rating year.
- WA Seniors Card are entitled to receive up to a 25% rebate on local government rates. The rebate will be limited to a maximum cap of \$100 for the 2020 - 21 rating year.

Partial concessions are available to pensioners and seniors who own and occupy their property at 1 July and become eligible during that financial year.

To receive a concession, you must:

- On 1 July of the current financial year own and occupy property as your ordinary place of residence and

- Hold an appropriate concession card/s

To own means you must:

- Be the owner or co-owner of the property registered on the certificate of title or;
- Have a right to reside in the property under terms of a will (a copy of the appropriate documents need to be provided).
- Hold a long term lease in a retirement village, park home park, lifestyle village or caravan park (refer to owner/operator to enquire weather rebates apply)

Concessions are paid on the rates and Emergency Services Levy only. All other charges must be paid in full by the due date. If the portion of rates owing by the pensioner/senior is not paid in full by the due date the rates are automatically deferred and the pensioner/senior will be ineligible to claim the rebate for that financial year. The rebate amount will then be added to the rates owing and be the pensioner/seniors responsibility to pay.

When a ratepayer, who is registered as an entitled person, ceases to be entitled, that ratepayer must give notice to the Council and the registration will be cancelled. Any person who wilfully makes a false statement in an application, or who remains registered as an entitled person knowing they are not eligible, is guilty of an offence. (Penalty \$1000).

## How to Apply for a Concession

There is a joint application form for the Local Government Rates, Water Corporation Annual Charges, Emergency Services Levy and Underground Electricity Connection Charges rebates. Water Corporation accepts applications over the phone, telephone 1300 659 951, and also provide an online application facility via [www.watercorporation.com.au](http://www.watercorporation.com.au) or contact your Local Council.

## Payment of Rates

Ratepayers who Pay Rates in full, by the due date of **7th September 2020** will go into the draw for the early payment of rates incentive prize (See overleaf).

## Due Dates for Payment of Rates

The Local Government Act provides that ratepayers have the right to pay rates by one, two or four Instalments or by some other Instalment plan that is set forth in the local government's budget.

## Rate Payment Options

Ratepayers may pay their rates in the following ways, based on an "Issue Date" of **31st July 2020**:

### One Payment (Option 1)

If you pay your account by the due date in one payment, no interest charge or administration charge will be incurred. Due date of **7th September 2020**;

### Two Instalments (Option 2)

You have the option to pay your rates by two Instalments, provided that the first Instalment, including any arrears, is paid by the due date. This option will incur administration and interest charges. Due dates of **7th September 2020** and **15th January 2021**.

If you do not pay the first Instalment of Option 2 amount by the due date, the whole balance becomes payable immediately and interest, calculated at a higher penalty rate, is payable on the rates balance outstanding until it is paid in full.

### Four Instalments (Option 3)

You have the option to pay your rates by four Instalments, provided that the first Instalment, including any arrears, is paid by the due date. This option will incur administration and interest charges. Due dates of **7th September 2020**, **9th November 2020**, **15th January 2021** and **15th March 2021**.

If you do not pay the first Instalment of Option 3 amount by the due date, the whole balance becomes payable immediately and interest, calculated at a higher penalty rate, is payable on the rates balance outstanding until it is paid in full.

## Direct Debit

BSB: 306-022  
ACCOUNT: 552927  
REFERENCE: Rate Holders Name and/or Assessment No.



## Pay In Person:

Bring your intact rate notice to Council's Customer Service Centre at Wolfram Street, WESTONIA WA 6423. You can pay by cash, cheque or EFTPOS. MasterCard, Visa cards are accepted.

## Credit Card Via Phone:

EFTPOS. MasterCard, Visa cards are accepted for all Council & Transport Licencing Transactions.

## Payment By Mail:

Make Cheques payable to SHIRE OF WESTONIA, and crossed "NOT NEGOTIABLE". Complete and Mail the cheque and payment slip to Shire of Westonia, Wolfram Street, Westonia WA 6423

## Interest Charges on Overdue rates

Due to Covid-19 Stimulus measures the Interest on Overdue Rates has been reduced from 11% to **0%**.



## Charges on Rate Instalment Plans

Due to Covid-19 Stimulus measures the Interest on Outstanding Instalment payments has been reduced from 5.5% to **5.0%**.

In addition, Due to Covid-19 Stimulus measures the administration charge of \$12 has been reduced to **\$0.00**.

## Refuse Collection Charges

RC Charges are set at **\$165** per 240Ltr bin to cover increasing refuse site charges.

## Change of Address and Ownership

Please remember that it is the responsibility of the home owner to advise the Council of any change of address or ownership so as to enable us to serve notices. Notification is required in writing.

## Statement of Loan Debt

No New loans are proposed to be raised in the 2020/2021 Budget. Council's loan liability as at the **30th June 2020** is **\$10,357** with the balance at **30th June 2021** expected to be to **\$0.00**.

## Emergency Services Levy on Council Rates Notice

Effective from 1 July 2003, all property owners in Western Australia will pay the Emergency Services Levy, introduced by the State Government.

All Local Governments across the State are required to collect the levy on behalf of the Fire and Emergency Services Authority (FESA) by including it on the rate notices.

This new levy will be listed on rate notice as a separate item and will be clearly identified as the "Emergency Services Levy."

All Residential and vacant land property owners will pay a fixed charge levy of **\$84** in the 2020/2021 year. Mining Tenements will also pay a fixed charge levy of **\$84** in the 2020/2021 year.

Pensioners and seniors who qualify for a rebate on their Local Government rates will be eligible for the same concession on the Emergency Services Levy.

The levy will not affect the total rebate limit that pensioners and seniors can claim on rates. The levy can also be paid by instalment as part of a payment instalment plan.

To find out more about the levy, including an online calculator, visit the FESA website [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au)

## Payment Difficulties

Payment arrangements may be made in cases of financial hardship. Payment arrangements are confidential and are a preferred option to legal recovery. To arrange an alternative fortnightly or monthly payment arrangement please contact the Rates Department for further information.

## Early Rate Payment Incentive Scheme

**WIN!** Ratepayers choosing option one will automatically go in the draw to win a share in prizes as part of the Shire of Westonia's Rates Incentive Competition.

