

Shire of Westonia Council News

7 AUGUST 2019

fortnightly information from us to you

2019–2020 Budget Information

The preparation of the 2019/2020 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 2013 – 2023 and Forward Capital Works Plan where possible and other major capital works that have arisen during the 2018/2019 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 2019/2020 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:

- 10 x Standpipes Controllers;
- Museum Display Expansion;
- Roll over of various desktop computers;
- Construction of 2 aged houses (two 2x2 houses) on old School site (CEACA – outside of budget);
- Solar Panels at 2 residences;
- Solar Panels at Old School Site;
- Over \$1,124,626 worth of road works;
- Net Transfer of \$257,500 to Plant Reserve as per Plant Replacement program;

Plant purchases include:

- Various Admin, Works Fleet vehicles. (\$276,840)
- Mower (\$15,000)
- Prime Mover (\$240,000)

Council Funded Roadwork's include:

- **Goldfields Rd Floodway** Pipe installation \$68,000
- **4 Mile Rd Floodway** Pipe installation \$52,000
- **Warrachuppin Rd** Gravel Resheet 3km \$60,000
- **Della Bosca Rd** Gravel Resheet 2km & Correct Drainage \$39,000
- **Boodarockin Rd** 2km Polymer treatment \$36,000
- **Boodarockin Nth Rd** Gravel Resheet 3km \$58,000
- **Town Footpaths / Kerbing** Various Kerbing throughout townsite \$25,000

Roads to Recovery Funding include:

- **Boodarockin Rd** Gravel Resheet 4kms \$80,000
- **South Walgoolan Rd** Gravel Resheet and Polymer Treatment 4kms \$131,300
- **Maxfield Rd** Gravel Resheet 4kms \$65,116
- **Morrison Rd** Gravel Resheet 4kms \$48,000

Regional Road Group Funding include:

- **Koorda-Bullfinch Rd** - Reconstruct 2.5km \$283,710
- **Koorda-Bullfinch Rd** - Reseal 6km \$178,500

Residents wishing to inspect the 2019/2020 Budget in greater detail can do so by obtaining a copy from Council offices in Westonia.





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

30 August 2019

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

Primary Care Nurse Practitioner

LAURA BLACK

**NEXT VISIT Thurs 15th of August 2019
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 2019 (Monday's)**

**Olga's regular appointments will resume
on the following dates:**

**26 August 2019 23 September 2019
28 October 2019 2 December 2019**

**Local Government Elections
2019**

Local Government Elections will be held on 19 October 2019, Terms are ending for:-

- Cr Karin Day
- Cr Ross Della Bosca
- Cr Renae Corsini

All residents in the Westonia district who are enrolled on the State Electoral Roll are automatically enrolled on the corresponding local government roll. People who own or occupy property within the Westonia district, can apply to The Shire of Westonia to be included on the roll as an owner/occupier, as long as they are eligible electors. A body corporate may apply to have up to two eligible electors to be included on the owner/occupier roll.

Contact the Shire of Westonia for more Details:

Phone (08) 90467063 or
email shire@westonia.wa.gov.au



Logsys Power Services will again be conducting various annual maintenance projects within your Shire on behalf of Western Power. The works may comprise of inspecting the poles , pole reinforcement or general pole maintenance.

The maintenance program will run from July 2019 – June 2020

If you have any concerns or queries please feel free to contact us on 9300 2950.



Works Around Our Shire



Roadworks

Gravel carting has been completed on a 4km section of Boodarockin Road adjacent to Egg Rock Road. Carting has commenced on a 3km section of Warrachuppin Road just north of the George Road intersection.

Gravel heaps will remain up for longer periods due to the winter grading program so please take care. Road users are also asked to respect the speed limits through these works for everyone's safety.

The winter grading program is also progressing well with about half of Council roads now having had a good grade a roll during good conditions. Attached is a map illustrating the roads that have been graded marked in blue.

Did You Know

The road crew of 2 x graders and 2 x self-propelled rollers average roughly 12km of winter grading a day. With Council having a total of 764km of gravel roads throughout the shire, that equates to a total of 64 days required during optimal damp conditions to complete all roads within the shire. The benefit of a thorough winter grade to bring the road surface back to excellent condition cannot be over emphasised. Hence why the Council keep harping on about road users use all of the road surface by keeping left. It will likely take quite a while for the graders to return to your section of road so please look after it.

RETAINED NUMBER PLATES

Due to limited storage space, If you have Number plates retained with the Shire of Westonia. Please let us know if you still want to retain your plate/s or notify us if you are planning to use them soon. Anything that has been retained for over ten years will now be sent to an off site storage facility for holding.

For enquiries please contact Shirley on:

9046 7063 or email:

library@westonia.wa.gov.au



NEXT COUNCIL MEETING

The next Council Meeting will be held on **Thursday 15th August 2019**, 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 9th August 2019.

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

or more info:  (08)9046 7063

 www.westonia.wa.gov.au/council-meetings

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

Rate Category	Valuation	Increase (Reduction)
GRV Residential	638,061	(1%)
GRV Mining	1,305,800	(0%)
UV Rural	44,987,900	5.31%
UV Mining	216,734	0.9%

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

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,

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

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 22 May 2019); No submissions were received. Council Advertised the following rates:

Gross Rental Value (GRV)

The Local Government Act 1995 provides that 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 2019. 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.

Objections and Appeals

Objections to valuations must be lodged with the Valuer General's Office within 60 days after issue of the rates notice. Rates are still required to be paid if an the objection is successful. Forms are available from the Shire Office or on our web site.

Under the provisions of the local Government Act 1995, a property owner is able to lodge an objection to the rates imposed by a Council on the following grounds:

- There is an error on the rate assessment, either in respect to the owners or property details; or
- The characteristics of the land differential rating system. The objection is to be received within 60 days of the issue of rate notice.
- An objection must be in writing and may be on the grounds that a valuation is not fair and just, is inequitable and incorrect, whether by itself or in comparison with other property valuations.

Valuation service branch

PO Box 7201 Cloisters Square
PERTH WA 6850

For more information on your valuation please contact the Valuer General on (08) 9429 8500 or access their website.

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 Service Levy or, in some instances, a deferment of those rates. The rebate will be limited to a cap of \$750 for the 2018-19 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 2018-19 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 2018 - 19 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 July 1 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 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 or contact your Local Council.

Payment of Rates

Ratepayers who Pay Rates in full, by the due date of **5th September 2019** 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 Options

Payment



Ratepayers may pay their rates in the following ways, based on an "Issue Date" of **29th July 2019:**



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 **5th September 2019;**

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 **5th September 2019** and **13th January 2020.**

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 **5th September 2019, 9th November 2019, 13th January 2020 and 15th March 2020.**

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

Rates Incentive Competition 2019/2020

Pay your rates in full by 3rd September 2019 and you will be eligible to enter the draw to win one of the following fantastic prizes:

1. Pay your Rates early & you could be in the draw to win a:

Fremantle Dockers Flexi Membership valued up to \$500 & a \$100 Meal voucher for the Westonia Tavern

Prize Sponsor: Bitutek & Westonia Tavern.

2. One lucky ratepayer, selected at random by the Shire will win:

Kincrome prize Voucher, Westonia Co-op & a Westonia Tavern Voucher valued at \$500

Thanks to Merredin Rural Supplies this prize winner can visit the store and choose a prize in the Kincrome range worth up to \$300.

Prize 2 comes with a \$100 Grocery Voucher to spend in store at the Westonia Co-op and a \$100 Meal voucher for the Westonia Tavern.

Prize Sponsor: Merredin Rural Supplies, Westonia Tavern & Westonia Community Cooperative.

3. Within this ratepayer Prize you will receive a :

\$300 Grocery Voucher to spend at the Westonia Co-op & a \$100 Meal voucher for the Westonia Tavern.

Prize Sponsor: Twinkarri Tree Pruning Service, Westonia Tavern & Centek Constructions

4. You will not be disappointed with this prize:

1 Carrabin Roadhouse Fuel voucher to the value of \$200 & a \$100 Meal voucher for the Westonia Tavern.

Prize Sponsor: Twinkarri Tree Pruning Service, Westonia Tavern & Hi-Lo Constructions



**THANK YOU to this years
Early Payment of Rate's Incentive
Sponsors**

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Westonia Tavern



Wolfram street, Westonia. Phone 9046 7012 Fax 90467034

**WESTONIA
COMMUNITY CO-OP**

