



TOWN OF

Bassendean

# Budget & Rates

2023-2024



## Dear Community Member,

At the Town of Bassendean we believe that communities in partnership with local government can achieve many great things. Over recent years Council has honoured commitments to very low or zero percent rate increases in light of the COVID-19 crisis and its impact on our ratepayers. Council has now adopted a new forward-looking budget with emphasis on long-term financial sustainability to balance the current and future needs of this community.

It's an exciting time as this year will see major lighting projects progressed for both Bassendean Oval and Ashfield Reserve. There are new initiatives where residents, upon application, will be eligible for a rebate toward the installation of home CCTV. Additionally, there are various upgrades planned for facilities and reserves throughout the district. You can read more about the multiple projects and services to be delivered throughout the year in the following pages.

There is recognition of the very high value that our community places on sustainability and the natural environment with funding commitments

to various projects that will enhance our natural areas, including designs for the stabilisation of the Success Hill Foreshore and a detailed design for Point Reserve Foreshore together with the initial implementation works.

Community consultation on the new Draft Local Planning Scheme 11 recently closed, ultimately leading to a Precinct Structure Plan blueprint that will provide the optimal environment for attracting investment and development sympathetic to enhancing the amenity of our town centre.

Recognising the value that our community places on heritage and the arts, a new Arts, Culture and Events Strategy will see activities, events and programs delivered throughout 2023/24 to bring us together in celebration of our wonderful history and culture.

This budget expands the foundations for enhanced long-term financial sustainability whilst providing a myriad of services to our community. Recognising that everyone works hard to earn the money that the Town collects in rates, your contributions enable the delivery of multiple projects and services valued by our community. Thank you for helping to make our Town an even better place to live.

Kath Hamilton

Mayor, Town of Bassendean

## Sandy Beach Nature Playground

Thanks to LotteryWest and the Federal Government's Local Roads and Community Infrastructure Program.



In 2023–2024 the Town of Bassendean will invest a total of **\$15.4 million** into the delivery of infrastructure and services to the community.



**\$6.1 million**  
**Maintain and expand transport and other infrastructure**

- › \$1.7m for road and footpath upgrades
- › \$630k to replace ageing plant and fleet
- › \$3.8m for operational services including maintenance of drainage, roads, footpaths and jetties

**Helping you move around the Town:**

- › 99 km of roads
- › 102km of paths



**\$2.5 million**  
**Improve Community Facilities**

- › New lighting for Bassendean Oval and works to the Heritage stands
- › Synthetic cricket wicket at Jubilee Reserve
- › Verandah upgrade for Caledonian Soccer Club
- › New bore and lighting upgrade at Ashfield Reserve
- › New flooring at Alf Faulkner Hall
- › Electrical switchboard upgrade at Council's offices
- › Renewal of park benches, BBQs and drink fountains
- › Trial of sportsturf injection system for irrigation/fertilisation
- › \$784k to maintain built infrastructure and sporting reserves



**\$3.4 million**  
**Manage our waste and recycling**

- › Weekly collection for Food Organics Garden Organics (FOGO)
- › Fortnightly collection for general waste (landfill) and recycling
- › Two on-demand skip bins: one general waste and one green waste; or two green waste
- › On-demand collection for lounges, mattresses and fridges (up to three per year)
- › Recycling drop off points, for e-waste, metal, cardboard, polystyrene, aerosol cans, engine oil and lead acid batteries
- › Two tip vouchers, redeemable at Red Hill and Baywaste
- › Sustainability workshops, subsidies and rebates
- › Kitchen caddy liners



**\$1.55 million**  
**Maintain and enhance parks and natural areas**

- › Point Reserve Foreshore Plan detailed design and initial implementation
- › Success Hill Foreshore stabilisation detailed design
- › Sandy Beach Reserve Foreshore Restoration Plan
- › Ashfield Flats Masterplan and new access stairs to the boardwalk
- › Improved drainage for the Success Hill catchment area
- › Pathway upgrade at Bindaring Park
- › Fencing for Success Hill Reserve
- › \$700k for services to maintain parks, natural areas, river foreshore and undertake revegetation
- › Planting 500 new street trees and 20,000 local native seedlings in natural areas

**Head outdoors and experience:**

- › 29 playgrounds, including the \$1.6m nature playground at Sandy Beach Reserve
- › 20 ha of natural area
- › 4 km of river foreshore
- › 10,231 street trees



**\$1.7 million**  
**Community participation, engagement and activation**

- › Major review of the ten-year Strategic Community Plan
- › Arts, Culture and Events Strategy
- › Public Health Plan
- › Bassendean Memorial Public Library
- › Relax Program
- › Support for bushcare volunteer groups
- › Youth Services and the Ryde Program
- › Volunteer Services
- › Telethon cinemas at BIC Reserve

[Check out the Town's website for upcoming courses and activities.](#)



**\$232k**  
**Town Centre Development**

- › Precinct Structure Plan
- › Local Planning Scheme 11



# How your rates are calculated

Rates are calculated by applying a rate in the dollar (set by Council) to the Gross Rental Value (GRV) of a property (determined by Landgate).

A different rate in the dollar is charged for three different categories: residential, commercial and industrial and vacant properties. This is known as differential rating. The residential rate in the dollar is the base rate. The rate in the dollar for commercial and industrial properties recognises the higher demand on the Town's infrastructure and services, with a 15% premium on the base rate. The rate in the dollar for vacant residential, commercial and industrial properties is higher than occupied land in an effort to promote development and thereby stimulate growth in the Town, with a 50% premium on the base rate. For vacant land, the three categories are treated in the same way.

The adopted rate in the dollar and minimum payment for each differential rating category is:

Rating Category	2023/24 Cents in \$	2022/23 Cents in \$	2023/24 Minimum Payment	No of Properties
Residential	7.7400	8.7771	1183.00	6801
Commercial Improved	8.9010	9.0404	1183.00	74
Industrial Improved	8.9010	9.0404	1183.00	274
Commercial Vacant	11.610	13.1656	1183.00	7
Industrial Vacant	11.610	13.1656	1183.00	7
Residential Vacant	11.610	13.1656	1183.00	227

Landgate assesses all properties within the metropolitan area every three years. To ensure a fair and equitable assessment, all properties within a local government are assessed by Landgate valuers at the same date, which is known as the date of valuation. This was 1 August 2021, with the new values applicable from 1 July 2023.

The data collected by Landgate is used to calculate the GRV for each property, which is the annual rent the property might reasonably be expected to earn if it was rented out. To determine a fair rental value for each property, individual property attributes and constraints are considered. If you feel the GRV for your property is incorrect, please refer to the reverse of the rates notice for instructions on how to lodge an objection with Landgate.

## Key dates for Payment



- 1 Pay in full by the due date  
31 August 2023
- 2 Pay by two instalments:
  - 31 August 2023
  - 9 January 2024
- 3 Pay by four instalments:
  - 31 August 2023
  - 31 October 2023
  - 9 January 2024
  - 12 March 2024
- 4 Smarter Way to Pay  
Ease the burden by paying your rates on an ongoing basis through a fortnightly or monthly direct debit.

Options 2, 3 & 4 may incur fees and interest (pensioners are exempt).

## Experiencing financial difficulty?

The Town has an established process to assist ratepayers in financial difficulty as outlined in our Financial Hardship Policy. Please contact the Rates Department on 9377 8000 or check out our website for further information.

### Convert to eRates

Sign up for eRates to receive digital Rates Notices rather than printed ones, helping us reduce carbon emissions and printing costs.

So far over 10% of owners have converted to eRates.

