

## A Message from the Council



The Shire of Capel's Annual Budget and Rating Strategy was adopted 2 August 2023.

Annual Budget and Rating Strategy adoption are one of the most significant decisions that any Council needs to make and is never easy.

Taking a long-term, sustainable approach to the Shire's finances is part of the leadership and stewardship that we must demonstrate. We have moved towards a simplified and contemporary rating model, the Shire is getting back on track; being open and transparent with the community about our current situation and future needs.

The Council have developed a balanced, break-even 2023-24 Annual Budget that:

- Ensures the Shire can deliver on the needs of a growing community and on the outcomes set out in endorsed Strategic Community Plan 2021-31.
- Increases spending on maintaining existing assets (roads, paths, facilities, parks etc) to a fit-for-purpose standard, and
- Endorses overall fair, equitable rates for like properties based on good rating principles.

We understand that rates can be confusing, so we have provided the following information to assist the community to understand their rates.

Please contact Shire Rate Officers should you need any further information.

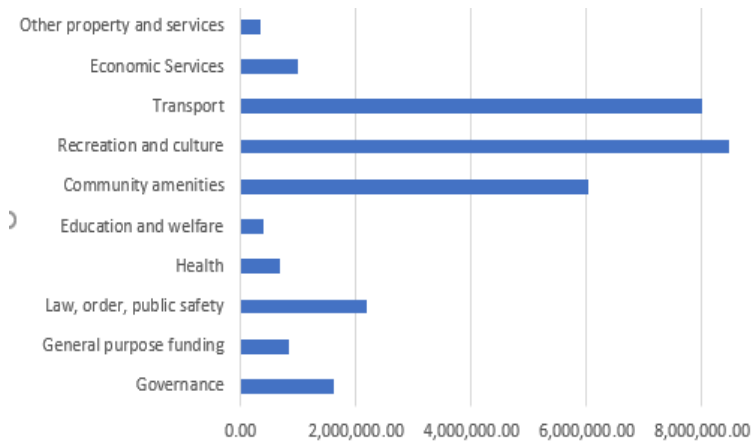
Capel Shire Council

## Budget Highlights

### The 2023-24 Annual Budget:

1. Projects a break-even position for 2023-24.
2. Fully funds the 2023-2027 Corporate Business Plan's projects and programs which includes \$2m of new community based initiatives.
3. Supports Community Budget Commitments of \$50,000.00.
4. Funds Councillor Budget Commitments of \$61,000.00.
5. Identifies 1 new 'Borrowing' - Self Supporting Loan (SSL) Application for the Gelorup Bushfire Shed.
6. Funds Capital Works spends of \$12,663,700.00 for both maintenance and renewal programs consisting of:
  - \$4.5m on road upgrades and maintenance.
  - \$1.3m on other civil works.
  - \$4.2m on parks, gardens, reserves and buildings.
  - \$2.8m on plant and equipment.
7. Allows a financial reserve re-investment of \$2,438,639.00 across 9 reserves.

### 2023-24 Expenditure Analysis By Program



## Fees and Charges

### Waste Services

Rubbish Charge - 2 Bin System	\$248.00
Rubbish Charge - 3 Bin System	\$330.00
Extra Refuse Collection -same day service	\$130.00
Extra Recycle Collection -same day service	\$135.00
Additional Weekly Domestic Service Alternate Week Collection	\$150.00
Hard Waste & Green Waste Collection charge (Boyanup, Capel, Dalyellup, Peppermint Grove Beach)	\$51.00
Hard waste collection charge (Gelorup and Special Rural areas)	\$21.00
Annual Waste Service & Infrastructure Fee	\$100.00

The Shire's waste service charges are increasing for 2023-24, with no previous increases imposed on residents since 2017. Rising costs in the waste industry such as, fuel, transportation, licencing and plant maintenance are the inflationary factors leading to the price increases. Further information relating to this increase is available on the Shire's website - [www.capel.wa.gov.au](http://www.capel.wa.gov.au).

### Emergency Services Levy

The Emergency Service 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 is not a local government charge.

### Shire of Capel

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## Your Rates Explained 2023-24



### Acknowledgement of Country

We wish to acknowledge the traditional custodians of the land we are meeting on, the Wadandi people. We wish to acknowledge and respect their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their culture; and to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

## Property Valuations

Property values are determined by independent professional valuers who are appointed by a Council or by the State Valuer General. These valuers assess the market value of each property in line with guidelines laid down by the State Valuer General.

Property values vary across a Local Government and over time. Valuations are used to help calculate the rates payable for each individual property. These are reflected in each property's rate bill. Your property's valuation will directly affect your rates. If your valuation increases, your rates will generally be higher.

### How my rates are calculated?

A property's rates are calculated by multiplying the valuation of the property by the rate in the dollar. For example, if the Gross Rental Value of a property is \$17,000 and the Council rate in the dollar is set at 0.0750 cents, the rate bill would be \$1,275.

One-third of the Shire's income comes from grants, fees and charges and helps make community infrastructure or long term projects a reality. Rates make up two-thirds of the Shire's income and are calculated specifically to cover this operational gap.

## Payment Options

Rates are payable by the due date.

You can pay your rates in instalments if you're unable to pay your rates in full. You must pay any outstanding rates from the previous year in the first instalment.

Where no election has been made to enter into an instalment option, and where Rates and Service Charges remain out standing 35 days after the date of issue, legal action may be taken for their recovery.

## Am I Eligible for a Concession?

### 50% concession

You could receive up to 50% (rate maximum \$750) on your rates and emergency services levy if you have a Pensioner Concession Card, State Concession Card or a Commonwealth Seniors Health Card AND a Seniors Card.

### 25% concession

You could receive up to 25% (rate maximum \$100) on your rates and emergency services levy if you have a Seniors Card. The deferment option is not available.

### Pay on time and WIN!

Go in the draw to WIN 1 of 10 x \$100 gift vouchers. To be automatically entered into the prize draw, rates must be paid in full by 4pm on Friday 15 September 2023.

## I Can't Afford my Rates

We understand that sometimes, families experience financial difficulties. Getting assistance and support early is important. If you're experiencing financial hardship, please contact our Rates team as soon as you receive your notice. We can help you set up a payment schedule that suits your individual circumstances.

## Objects and Reasons

We use differential rating to spread the rate burden equitably and at the same time maintain rates based on land zoning and land use. The Council has adopted the following rate zone groups.

### Zone Groups

#### Zones 1 to 4 - Residential, Urban Development, Mixed Use Residential (MUR) & Vacant Land

- Includes all residential zones - dwellings, home-based businesses and Mixed Use Residential - (MUR).

#### Zones 5 to 9 - Commercial, Service Commercial, District Centre, Light Industry, MUR-Commercial Use & Vacant

- All properties/vacant land zoned Commercial, Light Industry, Service Commercial, District Centre & MUR Commercial.

#### Zones 10 & 11 - Rural, General Industry & Reserved Land

- Includes all properties valued as unimproved values, which includes those zoned Rural, Priority Agriculture, Reserved Land, Mining Tenements and General Industry.

#### Zone 12 - Rural Residential

- Includes all properties zoned Rural Residential. The land use of these properties includes dwellings and rural pursuits/hobby farm.

## Differential & Specified Area Rates

The Council has adopted the following rate structure for FY 2023-24.

### Differential Rates

Zone		Cents in dollar	Minimum rate (\$)
1 & 3	GRV	10.1009	1,430
2 & 4	GRV	10.1009	1,430
5 to 9	GRV	9.4080	1,430
10 & 11	UV	0.5589	1,430
12	GRV	9.2910	1,430

## Minimum Rating

A minimum rate amount exists for each Zone Group representing the minimum rate charge. This charge may exceed the result of calculating the properties rating basis valuation (GRV or UV) with the rate in the dollar for the zone group.

The minimum rate is \$1,430.00 for all zone groups.

The Local Government Act states that no more than 50% of properties be levied a minimum rate without ministerial approval. The minimum reflects the level of services and infrastructure supplied to ratepayers in this category.

## Specified Area Rate (GRV)

Description	Cents in dollar
Dalyellup Parks & Reserves Maintenance.	0.05600 (a maximum of \$218.54 per assessment)

## Specified Area Rate (SAR)

### Dalyellup Parks and Gardens Maintenance

All properties in Dalyellup are levied a specified area rate to recover 50% of parks and gardens maintenance costs.

The quantity and quality of parks and gardens in this area are much higher than the rest of the Shire. Half of the maintenance costs come from general rates and the rest from the beneficiaries (property owners). We apply the rate against the gross rental value (GRV). The rate charged will vary as GRVs vary with property values.

The maximum rate payable is \$218.54 to ensure equity between property owners.

