

Special Council Meeting - 29 May 2018 Attachments

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1	Comparison of Advertised Differential Rating - 2017/2018 - GRV ONLY															
2	Council	Residential (General)				Commercial/Industrial				Vacant Land				Minimums		
3														Total Prop	Total Min	
4		RID		MIN		RID		MIN		RID		MIN		Count	Count	% on Mins
5	Armadale	0.083350	28%	\$1,140	10%	0.088220	21%	\$1,326	19%	0.141700	43%	\$1,140	6%	34,899	4,877	14%
6	Bassendean	0.071650	10%	\$1,085	5%									7,137	1,368	19%
7	Bayswater	0.060000	-8%	\$850	-18%									31,342	4,984	16%
8	Belmont	0.051648	-21%	\$815	-21%	0.053695	-26%	\$960	-14%					19,452	4,698	24%
9	Cambridge	0.059092	-9%	\$962	-7%	0.059092	-19%	\$962	-14%					11,728	1,224	10%
10	Canning	0.044120	-32%	\$777	-25%									38,100	10,129	27%
11	Claremont	0.062350	-5%	\$1,278	23%									5,028	1,085	22%
12	Cockburn	0.073190	12%	\$1,303	26%	0.076830	6%	\$757	-32%	0.086600	-13%	\$753	-30%	47,308	13,839	29%
13	Cottesloe	0.061390	-6%	\$1,090	5%	0.071690	-2%	\$1,090	-2%	0.061390	-38%	\$1,090	1%	3,766	291	8%
14	East Fremantle	0.066640	2%	\$1,055	2%	0.101204	39%	\$1,575	41%					3,383	279	8%
15	Freemantle	0.070000	7%	\$1,283	24%	0.077894	7%	\$1,283	15%	0.108910	10%	\$1,260	17%	15,745	4,638	29%
16	Gosnells	0.062720	-4%	\$944	-9%	0.072130	-1%	\$944	-15%					46,720	6,923	15%
17	Joondalup	0.053090	-19%	\$863	-17%	0.065409	-10%	\$883	-21%	0.106180	7%	\$883	-18%	61,771	6,363	10%
18	Kalamunda	0.058030	-11%	\$865	-17%	0.065440	-10%	\$1,080	-3%	0.079930	-19%	\$730	-32%	22,728	1,261	6%
19	Kwinana	0.073510	13%	\$971	-6%	0.082460	13%	\$1,263	13%	0.157690	59%	\$971	-10%	17,424	2,816	16%
20	Melville	0.063796	-2%	\$1,258	21%	0.072130	-1%	\$976	-13%	0.071862	-27%	\$803	-25%	42,135	10,872	26%
21	Mosman Park	0.065760	1%	\$877	-15%	0.065760	-10%	\$877	-21%					3,833	428	11%
22	Mundaring	0.080100	23%	\$816	-21%	0.080100	10%	\$816	-27%					15,521	476	3%
23	Nedlands	0.054100	-17%	\$1,401	35%	0.067170	-8%	\$1,857	66%	0.067170	-32%	\$1,847	72%	8,960	1,694	19%
24	Peppermint Grove	0.076500	17%	\$1,360	31%	0.076500	5%	\$1,360	22%					649	49	8%
25	Perth	0.056948	-13%	\$705	-32%	0.055193	-24%	\$705	-37%	0.062090	-37%	\$705	-34%	18,728	1,494	8%
26	Rockingham	0.067660	4%	\$1,118	8%	0.080000	10%	\$1,118	0%					54,382	20,525	38%
27	South Perth	0.065563	0%	\$968	-7%	0.065563	-10%	\$968	-13%					20,171	1,842	9%
28	Stirling	0.049000	-25%	\$833	-20%									97,160	32,902	34%
29	Subiaco	0.063990	-2%	\$988	-5%	0.063990	-12%	\$988	-11%					9,178	857	9%
30	Swan	0.073164	12%	\$845	-19%	0.089287	23%	\$1,340	20%					57,698	3,339	6%
31	Victoria Park	0.081600	25%	\$1,197	15%	0.091300	25%	\$1,245	12%					17,002	3,520	21%
32	Vincent	0.062890	-4%	\$1,100	6%	0.064890	-11%	\$1,100	-1%	0.122360	24%	\$1,414	31%	18,217	4,400	24%
33	Wanneroo	0.081645	25%	\$1,337	29%	0.061200	-16%	\$1,318	18%	0.122300	24%	\$1,318	22%	77,029	15,114	20%
34	Average	0.065293		\$1,037		0.072798		1116		0.099015		\$1,076				15%

Attachment 2

Base - No Change

Base - No Change																
Rate Code	Description	Total No of Properties	No Of Properties Excl minimums	Current RID	Current RID	New RID	No Of Properties Minimums only	Current Minimum	New Minimum	Classification	Increase	% Increase	Projected Rates Income	Budget 17/18	Yield	
2	GRV - Residential	21,320	20,238	5.8030	0.05803	0.05803	1,082	865	865	Residential	0	100.00%	25,649,627	25,895,624		
3	UV - General	231	231	0.3320	0.00332	0.00332	-	865	865		0	100.00%	542,455	542,276		
4	GRV - Com/Ind	604	554	6.5440	0.06544	0.06544	50	1080	1,080	Commercial/ Industrial	0	100.00%	8,241,536	8,270,742		
7	UV - Com/Ind	62	59	0.3915	0.00392	0.00392	3	1080	1,080		0	100.00%	159,605	162,011		
12	GRV - Vacant	589	378	7.993	0.07993	0.07993	211	730	730	Vacant Land	0	100.00%	874,894	985,341		
											Interims		350,000			
Total		22,806	21,460					1,346			Total Income		35,818,117	35,855,994	-0.11%	
								% of Total Properties								6%

Option A - Rates increase @ 2%

Rate Code	Description	Total No of Properties	No Of Properties Excl minimums	Current RID	Current RID	New RID	No Of Properties Minimums only	Current Minimum	New Minimum	Classification	Increase	% Increase	Projected Rates Income	Budget 17/18	
2	GRV - Residential	21,320	20,238	5.8030	0.05803	0.05919	1,082	865	882	Residential	2	102.00%	26,162,619	25,895,624	
3	UV - General	231	231	0.3320	0.00332	0.00339	-	865	882		2	102.00%	553,304	542,276	
4	GRV - Com/Ind	604	554	6.5440	0.06544	0.06675	50	1080	1,102	Commercial/ Industrial	2	102.00%	8,406,367	8,270,742	
7	UV - Com/Ind	62	59	0.3915	0.00392	0.00399	3	1080	1,102		2	102.00%	165,987	162,011	
12	GRV - Vacant	589	378	7.993	0.07993	0.08153	211	730	745	Vacant Land	2	102.00%	892,392	985,341	
										Interims			350,000		
Total		22,806	21,460					1,346			Total Income		36,530,669	35,855,994	1.88%
								% of Total Properties							
								6%							

Option B - Rates increase @ 2.2%

Option 3 - Rates increase @ 2.2%																
Rate Code	Description	Total No of Properties	No Of Properties Excl minimums	Current RID	Current RID	New RID	No Of Properties Minimums only	Current Minimum	New Minimum	Classification	Increase	% Increase	Projected Rates Income	Budget 17/18		
2	GRV - Residential	21,320	20,238	5.8030	0.05803	0.05931	1,082	865	884	Residential	2.2	102.20%	26,213,918	25,895,624		
3	UV - General	231	231	0.3320	0.00332	0.00339	-	865	884		2.2	102.20%	554,389	542,276		
4	GRV - Com/Ind	604	554	6.5440	0.06544	0.06688	50	1080	1,104	Commercial/ Industrial	2.2	102.20%	8,422,850	8,270,742		
7	UV - Com/Ind	62	59	0.3915	0.00392	0.00400	3	1080	1,104		2.2	102.20%	166,313	162,011		
12	GRV - Vacant	589	378	7.993	0.07993	0.08169	211	730	746	Vacant Land	2.2	102.20%	894,142	985,341		
										Interims			350,000			
Total		22,806	21,460					1,346			Total Income		36,601,611	35,855,994	2.08%	
								% of Total Properties								6%

Rates increase @ 2.2 :2.2 :5

Rate Code	Description	Total No of Properties	No Of Properties Excl minimums	Current RID	Current RID	New RID	No Of Properties Minimums only	Current Minimum	New Minimum	Classification	Increase	% Increase	Projected Rates Income	Budget 17/18	
2	GRV - Residential	21,320	20,238	5.8030	0.05803	0.05931	1,082	865	884	Residential	2.2	102.20%	26,213,918	25,895,624	
3	UV - General	231	231	0.3320	0.00332	0.00339	-	865	884		2.2	102.20%	554,389	542,276	
4	GRV - Com/Ind	604	554	6.5440	0.06544	0.06688	50	1080	1,104	Commercial/ Industrial	2.2	102.20%	8,422,850	8,270,742	
7	UV - Com/Ind	62	59	0.3915	0.00392	0.00400	3	1080	1,104		2.2	102.20%	166,313	162,011	
12	GRV - Vacant	589	378	7.993	0.07993	0.08393	211	730	767	Vacant Land	5	105.00%	918,639	985,341	
										Interims			350,000		
Total		22,806	21,460			1,346				Total Income			36,626,108	35,855,994	2.15%
				% of Total Properties		6%									

Objects and Reasons for Proposed Differential Rate Categories for the 2018/2019 Financial Year

In accordance with Sections 6.33 & 6.36 of the Local Government Act 1995 and the Council's intention to continue levying differential rates for the 2018/2019 Financial Year, the City is required to publish its Objects and Reasons for implementing the differential rates categories.

Overall Objective:

The overall objective of the Rates and Charges in the 2018/2019 budget is to provide for the shortfall in income required to enable the City of Kalamunda to provide the necessary works and services in the 2018/2019 Financial Year after taking into account all non-rate sources of income. The proposed differential rates reflect a 2.15% increase in overall rates revenue, with a portion of this increase being derived from growth with new properties being developed and established within the City. This increase is the lowest possible amount while still ensuring the City maintains sound financial management practices.

A minimum rate is applied to all differential rating categories within the City of Kalamunda. The setting of the minimum rate is in recognition that every property within the City receives some minimum level of benefit from services provided. By adopting a minimum rate, Council take this benefit into consideration. Differences in minimum rates between the differential categories is due to the same factors as explained in each differential category below.

Differential Rates:

Differential rates are split into two distinct groupings based on the methods used by the Valuer Generals Office to determine the value provided to the City. These two groupings are Gross Rental Value (GRV) which is used on urban properties and Unimproved Value (UV) which is predominantly used on rural properties. More information on the different valuation methods can be found on the Valuer Generals website at www.landgate.wa.gov.au

GRV Differential Rates:

The valuations provided to the City for GRV properties are reviewed on a Tri-annual basis by Landgate, with the last revaluation being effective 01 July 2017. GRV values are reflective of the estimated rental yield per year of the property. Further information about the exact method of calculation and any objections to valuations will need to be directed to the Valuer Generals Office at Landgate.

GRV General

The GRV General rate applies to all GRV valued properties in the City with a predominant land use that does not fall within the categories of Commercial, Industrial or Vacant Land.

The City of Kalamunda's General rate is historically lower than many of our immediate neighbours and a number of other metropolitan Local Governments. The GRV General rate is the lowest of the City's GRV differentials and this rate serves as a benchmark differential rate by which all other GRV rated properties are assessed. The proposed rate in the dollar for this category is 0.05931 with a minimum rate of \$884.00 and will apply to approximately 21,320 or 93.5% of the City's rateable properties.

GRV Industrial/Commercial

The Industrial and Commercial GRV rate is levied on GRV valued properties where the predominant use of the land is for either Industrial or Commercial purposes.

The City recognises that Industrial and Commercial properties have a greater impact on the infrastructure and environment within the City in comparison to properties that fall within the GRV General category. The object of this differential category is to apply a differential rate to Industrial and Commercial properties in the City in order to raise additional revenue (when compared to GRV General properties) to offset the costs associated with increased maintenance and renewal of assets and infrastructure required. By applying a higher rate in the dollar to this category, Council takes these associated increased costs into consideration.

The proposed rate in the dollar for this category is 0.06688 with a minimum rate of \$1,104.00 and will apply to approximately 604 or 2.6% of the City's rateable properties.

GRV Vacant

The GRV Vacant rate is levied on all GRV valued land in the City where the property is considered vacant land.

The City of Kalamunda has implemented the GRV Vacant differential to promote the development of land within the City and to provide a disincentive to owners for land banking.

This differential category reflects the disincentive to owners who are not actively developing their vacant land in order for the City to maximise the per capita use of infrastructure and avoid dead spaces around the City. The proposed rate in the dollar for this category is 0.08393 with a minimum rate of \$767.00 and will apply to approximately 589 or 2.6% of the City's rateable properties. The lower minimum rate for this category reflects the reduced minimum services required for an unoccupied parcel of land.

UV Differential Rates:

The valuations provided to the City for UV properties are reviewed on an annual basis by Landgate. UV Values are reflective of the estimated market value of the land assuming no improvements have been made (Houses, Sheds, Fencing etc) as determined by the Valuer General. Further information about the exact method of calculation and any objections to valuations will need to be directed to the Valuer Generals Office at Landgate.

UV General

The UV General rate applies to all UV valued properties in the City with a predominant land use that does not fall within the categories of Commercial or Industrial.

This is the lowest of the City's UV differentials and this rate serves as a benchmark differential rate by which all other UV rated properties are assessed. The proposed rate in the dollar for this category is 0.00339 with a minimum rate of \$884.00 and will apply to approximately 231 or 1% of the City's rateable properties. The minimum rate is reflective of the GRV General minimum in recognition of the comparable services received by all similar properties within the City.

UV Commercial

The UV Commercial rate is levied on UV valued properties where the predominant use of the land is for either Industrial or Commercial purposes.

As with the GRV Industrial/Commercial rate in the dollar, the UV Commercial differential rate is set higher than the UV General base in reflection of the increased costs to the City for infrastructure maintenance and renewal as well as monitoring land use and environmental impacts.

The proposed rate in the dollar for this category is 0.00400 with a minimum rate of \$1,104.00 and will apply to approximately 62 or 0.3% of the City's rateable properties. The minimum rate is reflective of the GRV Industrial/Commercial minimum in recognition of the comparable services received by all similar properties within the City.

Other Rates Charges:**Waste Avoidance and Resource Recovery Levy (WARR Levy)**

The WARR Levy was first adopted by Council for the 2013/2014 Financial Year. The levy has been adopted to address the long term remediation issues being experienced at closed landfill and other contaminated sites within the City.

The Department of Environment Regulation is applying stringent controls over monitoring and rehabilitation practices required at these sites, and the City is experiencing significant costs each year to deal with the issue. In accordance with the Waste and Resources Recovery Act 2007, the City proposes to maintain a levy of 0.000418 on each property within the City to be calculated on the GRV value. This levy will raise approximately \$507,274 in the 2018/2019 Financial Year with funds restricted to being used for remedial works on identified contaminated sites.

The minimum rate set for the WARR levy is \$20 on each property.

Front



(001)2345678910112133

Walliston Transfer Station

Cars, trailers and utes only – NO commercial vehicles* or commercial waste

Mr A & Mrs B Resident
123 City Street
KALAMUNDA WA 6076



EXPIRY - 31 AUGUST 2019

This pass allows unlimited entries to dispose of certain recyclable materials and green waste, plus **four (4)** entries to dispose of general waste, including building rubble. No asbestos waste, putrescible waste, gas bottles, liquids, hazardous waste (With the exception of batteries, compact fluorescent lamps and motor oil) or fibrous cement is allowed. Information is available on the City's website: www.kalamunda.wa.gov.au, or in your Waste and Recycling Guide.

Residents do not pay fees for non-commercial use of the Walliston Transfer Station.

To gain free access, you will need to bring your pass along with Proof of Residency (i.e. Drivers Licence)

* We charge commercial fees for any of the following situations:

- Commercial / trade waste
- Your vehicle or trailer is commercially signed or badged (you may apply for a permit)
- Your waste is from a work site
- You are transporting waste for a fee or reward



city of
kalamunda

RESIDENT ENTRY PASS

ID with photo & residential address details will be required as proof of residency to gain entry

WALLISTON TRANSFER STATION

OPENING HOURS:

Thursday 8:00am – 3:30pm

Friday 8:00am – 2:30pm

Saturday & Sunday 8:00am – 3:30pm

Closed ALL Public Holidays & Total Fire Ban Days

GENERAL WASTE ENTRIES



SAMPLE

Reverse

This Pass allows City of Kalamunda Residents

- Four (4) entries for disposal of general waste at the Walliston Transfer Station
- Unlimited free disposal of green waste
- Unlimited free disposal of certain recyclables separated into different areas or bins at the Walliston Transfer Station

Original Pass needs to be presented before entry (Photocopies are NOT accepted)

IDENTIFICATION (ID) WHICH MUST HAVE PHOTO AND RESIDENTIAL ADDRESS DETAILS WILL BE REQUIRED AS PROOF OF RESIDENCY TO GAIN ENTRY.

PLEASE NOTE:

- You must follow the Attendants' instructions
- Only waste and recyclables from your City of Kalamunda residential address will be accepted
- Unauthorised use of this Pass will result in confiscation

NOTE:
EFTPOS ONLY
NO CASH
FACILITIES
ON-SITE

City of Kalamunda Residents who use their 4 General Waste Passes will be required to pay an entry fee of \$50 for each additional entry

Terms And Conditions

I understand that the permit is only valid for myself to dispose of my general waste and I understand that the permit is not valid for anybody else's waste or any type of commercial / trade waste.

The City of Kalamunda monitors site usage and reserves the right to make further enquiries of the owner of the vehicle and at the premises from which the waste originated.

Waste needs to be carried safely and vehicles bringing waste to the site should at all times comply with the *Road Traffic Act (1974)*.

Permit applications are limited to one per household with up to two vehicles registered. Residents using a permit are required to also bring their Residential Entry Pass and show their valid Driver's Licence with photo.

Declaration

I understand that the City of Kalamunda can revoke this permit at any time.

I confirm that the waste I wish to dispose is general waste arising from my own home and for which I have not received payment. I understand that any abuse of a permit will lead to it being withdrawn.

Further information is available from:

www.kalamunda.wa.gov.au/waste-permit
or phone (08) 9257 9999

Residents

City of Kalamunda Residents do not pay fees for non-commercial use of the Walliston Transfer Station. To gain free access, you will need to bring your resident entry pass along with Proof of Residency (i.e. Drivers Licence).

However we charge commercial fees for any of the following situations:

- Commercial/trade waste
- Your vehicle or trailer is commercially signed or badged (unless you have a valid permit)
- Your waste is from a work site
- You are transporting waste for a fee or reward

If you have obtained a permit for a commercially signed or badged vehicle, the City of Kalamunda reserves the right to charge a commercial fee if it is deemed that the waste brought to the site is of a commercial and not a household nature.

City of Kalamunda

PERMIT APPLICATION FORM

Photo of vehicle to be inserted

For the disposal of general waste, green waste and recyclable materials at the Walliston Transfer Station with branded/commercial vehicles, large trailers and/or trucks up to 3.5T GVM

City of Kalamunda

Phone: (08) 9257 9999

Email: permit.applications@kalamunda.wa.gov.au

Address: Waste Permit Applications
PO Box 42
KALAMUNDA WA 6926

www.kalamunda.wa.gov.au



**city of
kalamunda**

Permit Information

Special Council Meeting - 29 May 2018 Attachments

THE WALLISTON TRANSFER STATION IS FOR HOUSEHOLD WASTE ONLY. THE DISPOSAL OF COMMERCIAL WASTE INCURS A WASTE DISPOSAL CHARGE.

This permit scheme applies to City of Kalamunda residents who use:

- Vans
- Trucks
- Branded or sign-written vehicles and/or trailers
- Trailers over 7ft x 5ft (2.1m x 1.5m)

Please see the table on the next page for further details.

Permits are not available for those living outside of the City of Kalamunda.

The permit system addresses a range of issues, including the illegal disposal of commercial waste and improved health and safety.

One permit is available for FREE each year for residents disposing of household waste from their home with their pass.

To apply for permits as a new user or to renew your existing permits, please complete the application form.

Please note:

- Permits do not have an expiry date. You can continue to use them provided all information on the permit is correct
- If you have changed your vehicle, please complete the application form. Updated permits will be posted out to you






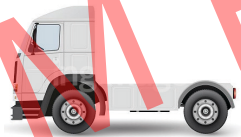


Simply complete, sign and return the application form

GREEN WASTE

You are still required to hand in a permit and your pass if you are bringing in green waste only to the site e.g. branches, lawn clippings, leaves in a commercial vehicle or trailer

City of Kalamunda

Who Requires A Permit?

Car		NO PERMIT REQUIRED
Car and Trailer 7ft x 5ft (2.1m x 1.5m) or under		NO PERMIT REQUIRED
Ute (2 or 4 door)		NO PERMIT REQUIRED
Branded or sign-written vehicles and/or trailers (all types and sizes)		PERMIT REQUIRED
Trailers over 7ft x 5ft (2.1m x 1.5m)		PERMIT REQUIRED
Flatbed Trucks (under 3.5 tonnes)		PERMIT REQUIRED
Van (all types and sizes)		PERMIT REQUIRED
Vehicles with gross weight over 3.5 tonnes		NO PERMIT GRANTED

Images are for illustration purposes only. Not necessarily indicative of vehicle/trailer type.

Application Form

Attachment 8.2.1.2

Did you know
you can also apply
online?
[kalamunda.wa.gov.au/
wastepermit](http://kalamunda.wa.gov.au/wastepermit)

Please note people living outside the City of Kalamunda are not eligible for permits

Title: _____

Full name: _____

Address: _____

Postcode: _____

Telephone: _____

Email: _____

Vehicle Registration No.: _____

Vehicle Make / Model: _____

Vehicle Colour: _____

Please state the message on branded or sign-written vehicles:

Type of business (e.g., Landscaping, plumbing):

Current permit number (renewals only):

Please sign below to agree to all the terms and conditions as shown overleaf.

Signature: _____

Date: _____

Please send your completed application to:

Waste Permit Applications
PO Box 42
KALAMUNDA WA 6926

Please allow 10 working days for paper applications to be processed. Online applications will be processed within 5 working days.