

WELCOME!



Welcome to the July edition of the Council BUZZ. It has been a busy month with the focus on the finalisation of the Annual Budget for 2024/25.

The budget is presented after another year of significant investment in housing and property and a continued growth in visitation to the region. Whilst the economy is strong, we recognise everyday expenses continue to impact across all sectors of our community and this Budget maintains our Council's record of responsible financial management.

This year, Landgate has calculated new property valuations for all rateable properties within the Shire. This is the first such review in 8 years and consequently there has been a significant rise of 45.75% in Gross Rental Values (GRV) and 30.26% Unimproved Values (UV) for properties across the Shire.

Council has carefully considered the property valuation review and other capital and operational requirements and approved a rate rise of 4.65% which will increase the total rateable income received to \$4M, a necessary increase to meet the Shire's forward commitments over the next 12 months.

In calculating the rate rise, Council has sought to minimise the impact of the revaluations on ratepayers by reducing the rate in the dollar for both GRV and UV properties to 9.11 and 0.44 cents in the dollar respectively. This will ensure we can adapt and respond to the financial pressures we're experiencing in a challenging financial environment without compromising the high quality service delivery our community can expect.

Our employees are the backbone of our organisation and their dedication and commitment to serving the community is something we continuously look at to ensure that they are provided with sufficient resources and support so that the Shire remains an environment that encourages personal growth, job satisfaction and the delivery of high-quality services to our community.

On behalf of all of my colleagues I extend our thanks to the Shire President, Councillors, and community for your continued passion and commitment to the Shire and we look forward to continuing to support Council and the community in positioning the Shire of Jerramungup for a strong and sustainable future.

The full adopted Budget 2024/25, including the Schedule of Fees and Charges and Road Construction Program, is available on the Shire of Jerramungup website.

Noel Myers

Acting Chief Executive Officer

Budget Snapshots



Community Amenities

\$1.2M investment into regional waste facility and recycling services, replacement of townsite street bins, waste alliance, planning and design of cultural precinct, bird hide investigation and design, FBG contribution, cemetery maintenance and enhancements to various public amenities.



Law, Order & Public Safety

\$857K delivering a review of the Shires Bushfire Risk Management Plan, Mitigation Activity Program, Point Henry Strategic Fire Break mitigation and fire assessments, introduction of Fire Mapper Program, bushfire volunteer equipment and support, volunteer training, Ranger Services, emergency signage and equipment.



Economic Services

\$164K contribution to Great Southern Treasurers, building surveying services and legal services.



Other Property & Services

\$3.1M investment into delivering the Shire of Jerramungup Brand Redevelopment and community survey, Genestreams Songlines Sculpture, WALGA memberships and services, IT support services, business continuity management, Local Law review, administration software, engineering consultancy services, insurances, fuel and oil, parts and repairs, infrastructure software and employee assistance program.



Transport

\$781K investment towards rural road maintenance, footpath maintenance, townsite street maintenance, street sweeping, drainage and airstrip maintenance.



Education & Welfare

\$20k investment towards the Leeuwin Ocean Adventure Scholarship and providing ongoing financial support to childcare centres and building maintenance.



General Purpose Funding

\$98k investment to include annual rates services, valuation expenses, legal fees relating to rates collection and location information services.



Recreation & Culture

\$850K investment to deliver turf management of the Boxwood Hill, Bremer Bay and Jerramungup sporting ovals. Development of Reconciliation Action Plan, community swimming pool operational costs, revitalisation of parkland opposite shop in Bremer Bay, revitalisation of Shire administration building gardens, trail signage and program, library services, installation of lighting at Roe Park and fencing installation at the Bremer Bay Skate Park.



Governance

\$210k investment includes auditor expenses, elected member expenses, donations to community groups and council memberships.



Health

\$575k investment to deliver vital General Practitioner and business support services for the medical centres, contribution to the proposed Bremer Bay Emergency Services Precinct, Contract Health Services and Public Health Plan production.



Housing

\$101k investment into building maintenance on Shire owned assets.

Key Budget Initiatives

Shire Rebranding Project

The Shire will be undertaking a major rebranding project in 2024/25 to develop a new, fresh brand identity which captures the essence of our communities in the Shire. As part of the new brand identity process, Council and community workshops will be held to generate ideas and help guide us as we develop our new logo and brand.

Bushfire Risk Mitigation Plan Review

A review and update of the Shire's Bushfire Risk Mitigation Plan (BRMP) is required to align to new DFES guidelines. Bio Diverse Solutions will be undertaking the review, providing the Shire with an updated BRMP document and conducting a Community Information evening at Bremer Bay.

Sealing Jerramungup Sports Club Carpark

Phase 4 of the Australian Government's Local Roads and Community Infrastructure Program supports projects that are locally focused. Funding under Phase 4 of the Program has been allocated towards the reconstruction and resealing of the Jerramungup Sports Club carpark to correct areas of poor grade and pavement failure. The carpark has an overall area of approximately 3880m² and works will include asphalt sealing, drainage and kerbing.

Park & Reserves

2024/2025 will see various capital projects undertaken across the Shire in our Parks and Reserves. Capital works include replacement of soft fall at Roe Park, installation of reticulation at the Bremer Bay cemetery, installation of ventilation and court resurfacing in the Jerramungup Entertainment Centre, upgrades to the Fisheries Beach boardwalk, outside showers replaced at Paperbark Park and installation of new solar lighting along the alignment of new footpath between Seadragon Avenue and Wellstead Road, Bremer Bay.

Construction Projects

\$2.3M investment into road construction and townsite sealing program is a significant capital investment in our road network. Highlights in this program include the first 5km sealing of Meechi and Cuiss Roads. Council's commitment to ensure adequate access on Shire roads into the Fitzgerald National Park provides leverage when lobbying the State Government to seal Point Anne Road.

Road safety audits will be undertaken at various locations within the townsites of Jerramungup and Bremer Bay. Also, to provide pedestrians a safe means of access, a newly constructed footpath is proposed between Roderick St and Bennett St.

July Council meeting matters

At the Ordinary Meeting of Council held 24 July 2024 the following matters were considered;

- Council adopted the Annual Budget for the Financial Year 2024/2025.
- The Contract for the Provision of Medical Services between the Shire of Jerramungup and Livingston Medical was renewed for a 5 year term with a further term option of 5 years available.
- Council agreed to relinquish its Management Order and Interests over portions of Reserve 48293, Lot 500 on DP2421657, 35 John Street, Bremer Bay. This is to progress the future development of the Bremer Bay Emergency Services Precinct.
- Council issued Development Approval for the Bremer Bay Airstrip Cross-Runway development project, including associated infrastructure and incidentals, located on portion of Reserve No. 24521, Lot 1548 on DP94377 Don Ende Drive, Bremer Bay.
- Council adopted the updated Jerramungup and Bremer Bay Townsite Bushfire Prone Vegetation Mapping and BAL Contour Plan Review prepared by BioDiverse Solutions.
- Council endorsed the annual allowances and meeting attendance fees for Elected Members.



Road Construction

The Road Construction Crew have finished a gravel resheet on Marnigarup South Road from SLK 0.00 to SLK 3.00. This included drainage, white posts and road signs, and was the last job for the 2023/2024 budget.

The Road Construction Crew has gone into maintenance mode for a couple of weeks, patching potholes and repairing and replacing road signs around the Shire.

Road Maintenance

The maintenance grader has been out of action requiring repairs, so the construction grader has been maintenance grading on Carlawillup South Road, Roberts Road and Jerramungup North Road.

Town Services - Jerramungup

Town Services staff have completed the following:

- Filling in potholes within the townsite.
- Pruning of trees and gardens around Roe Park and the Rootpickers Hall.
- Pruning of roses around the War Memorial.
- Installation of signage on Vasey Street, Tobruk Street and Memorial Drive to deter heavy vehicles longer than 19m from entering town streets.
- Continued mowing of parklands.
- Pruning and removal of dead trees within the Fitzgerald Biosphere grounds.
- Hand spraying throughout the townsite.
- Boom spraying laneways and Jerramungup airstrip.

Town Services - Bremer Bay

Town Services staff have completed the following:

- Removal of the Estuary fence line and signage due to high tides.
- Erecting the Estuary fence line and signage back up once it was deemed safe to do so.
- Installation of steel hand rails along the new footpath adjacent to Bremer Bay Road.
- Installation of tactile ground surface indicators in required locations along the new footpath adjacent to Bremer Bay Road.
- Continued weed control within the townsite.
- Pruning within Paperbarks Park.
- Backfilling washout due to traffic along Bremer Bay Road, adjacent to the caravan park.

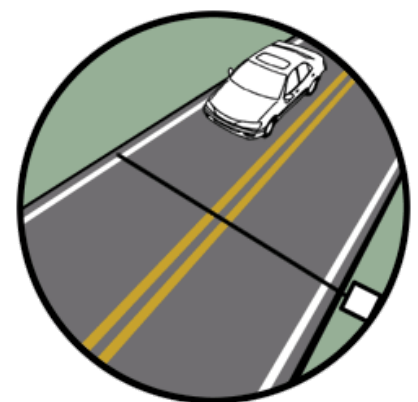
Traffic Counters

Traffic counters are regularly placed on roads across the Shire. These collect valuable information such as vehicle numbers, speed and the types of vehicles using our roads.

This data is then used when determining which roads require upgrading or improvements. The Shire uses this data when applying for grant funding to upgrade roads and it assists with determining if the grant is successful or not.

There has recently been damage to these counters which is very disappointing and an extremely serious matter, as without this data your local roads may not get upgraded!

This vandalism has been reported to Police, if you have any information please contact them on 9835 0222.





REQUEST FOR TENDER

The Shire of Jerramungup invites Tenders for the following:

C24-04 – Request for Tender for the Delivery of Waste Services

The Shires of Jerramungup, Denmark, Plantagenet and the City of Albany are calling for tenders for the Delivery of Waste Services.

Tender documents specific to the Shire of Jerramungup should be obtained from Glenda Gray on (08) 9835 1022 or via email council@jerramungup.wa.gov.au

Tenders clearly marked “C24-04 – Request for Tender for the Delivery of Waste Services” may be lodged by email to tenders@jerramungup.wa.gov.au or posted to PO Box 92, Jerramungup WA 6337.

Separate documents are available from each local government. Further information can be found on their websites.

The lowest or any Tender will not necessarily be accepted.

Tenders close 2:00pm (AWST) 28 August 2024.

NOEL MYERS
ACTING CHIEF EXECUTIVE OFFICER



Property valuations and your rates

Frequently asked questions

How are my rates calculated?

Your council determines your rates. Each year, councils set a revenue target as part of their budgeting process. To meet their target, they determine a 'rate in the dollar' by dividing the rates collection by the total amount of valuations on their roll. Your rate is calculated by multiplying the Gross Rental Value (GRV) of your property by the rate in the dollar, determined by your council. See the example in the next column.

The Department of Fire and Emergency Services (DFES) levy, which may also appear on your rates, is also calculated using the GRV. Waste management and other levies and charges that may appear on your rates notice are not based on GRVs.

What are rating valuations?

The Valuer-General is required to maintain valuations of all rateable land in Western Australia for rating and taxing purposes. Your local council rates are assessed using GRVs as an input. These values are assessed every five years by Landgate valuers to complete what is known as a General Valuation. Every property within your local area is valued at a date set by the Valuer-General, referred to as the Date of Valuation. Rating valuations are therefore assessed at a 'snapshot in time' reflecting the property market for the local area on precisely the same date, ensuring consistency and fairness in the allocation of rates.

What is a Gross Rental Value (GRV)?

The GRV is the gross annual rental value of rateable land. It is used by your council – and often by the Water Corporation and Department of Fire and Emergency Services – as the basis to determine property rates and service charges.

How is the GRV determined?

All GRVs within your local council are assessed at the same **Date of Valuation**. Rental evidence is collected at that date and used to determine the **fair rental value for each property**. The rental value for a house will be influenced by

factors like age, construction, size, car shelters and pools. By analysing property rents against these individual attributes and characteristics it is possible to assess a valuation for all properties – **whether they are rented or not**.

What is the Date of Valuation for my property?

The GRV is calculated every three years in your local area. This current GRV has a Date of Valuation of **1 August 2017**. Rating valuations are assessed at a snapshot in time reflecting the property market for your local area at the same date. This ensures consistency and a degree of fairness.

What if the market changes significantly between general valuations?

It is unusual for property markets to remain constant, or for various property types to move uniformly. GRVs are currently assessed every three years. Despite possible changes to the rental market, all GRVs remained fixed until the next general valuation.

Example of a rates calculation

A property has a GRV of \$23,400 per annum.

To meet its budgetary needs, Council determines that the rate to the dollar will be seven cents, or \$0.07.

The rates notice would be:

\$23,400 (the GRV) x \$0.07 (Council rate in the dollar) = \$1,638 (+ any other council levies and charges).

Remember: The GRV remains fixed for five years, however your council may change its rate in the dollar each year to ensure it meets its budgetary requirements.

Note: Some councils charge a minimum rate. If a calculated assessment is lower than the council's minimum rate contribution, the minimum rate will apply

What if I think the GRV for my property is too high?

It's important to remember that the Date of Valuation for your property was 1 August 2017.

You can visit Landgate's website at landgate.wa.gov.au or contact our customer service team on +61 (0)8 9273 7373.

If after making your enquiry you remain dissatisfied with the GRV you can raise an objection, subject to the following requirements:

- your objection is formally lodged within 60 days of your rates notice being issued
- you can provide some rental evidence at (or around) the Date of Valuation that shows the assessment is too high
- you can demonstrate that that your assessment is significantly higher than similar properties within your local area.

Remember: Landgate does not set your rates, just the GRV component.

Landgate

1 Midland Square
MIDLAND WA 6056
PO Box 2222
MIDLAND WA 6936

Tel: +61 (0)8 9273 7373
email: customerservice@landgate.wa.gov.au

August 2018

Next Council Meeting

28 August 2024

An Ordinary Meeting of Council is to be held on 28 August 2024 at 10.00am in the Town Hall, Bremer Bay.

A full copy of the meeting's Agenda can be viewed at the Shire office, or downloaded from the [Shire website](https://www.jerramungup.wa.gov.au/council-meetings/); <https://www.jerramungup.wa.gov.au/council-meetings/> 72 hours prior to the meeting.

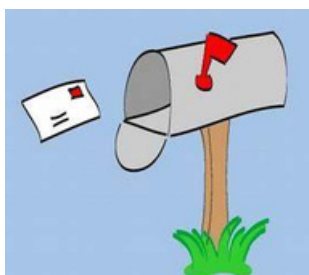
The minutes from the last council meeting held 24 July 2024 can be found on the Shire's website

Is your address up to date?

In preparation for the Rate Notices to be sent out we ask anyone who has recently changed address to contact the Shire and update their details.

Change of address requests need to be lodged in writing via post, emailing rates@jerramungup.wa.gov.au or on our website:

<https://www.jerramungup.wa.gov.au/forms/?formId=4>



Public Bins

The Shire has a network of public bins strategically placed around our community for incidental use. They're for small items when you're on the go – like dog poo bags, takeaway food wrappers and coffee cups.

If you have any rubbish while you're enjoying our great outdoors please place it in the bin, but if you have large items or bins are full, be prepared to take it home with you. Help us protect our environment!

Public bins are NOT for household or commercial waste! Fines from \$200+ can apply for putting household or business waste in a public bin, or piling up rubbish on the ground next to one.

Remember: If it's not in the bin, it's littering

If you spot an overflowing bin or one in need of attention within the Shire of Jerramungup, please report it via our website: <https://www.jerramungup.wa.gov.au/forms/report-it/8> or give us a call at 6820 3000

