

CITY OF JOONDALUP

Notice is hereby given that a **SPECIAL MEETING OF THE JOINT COMMISSIONERS** will be held in Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup on **TUESDAY, 31 AUGUST 1999** commencing at **7.30 pm**

LINDSAY DELAHAUNTY
Chief Executive Officer
27 August 1999

Joondalup
Western Australia

AGENDA

APOLOGIES AND LEAVE OF ABSENCE

Leave of Absence

Cmr W Buckley 6 August – 14 September 1999 inclusive

PUBLIC QUESTION TIME

(Please Note: Section 7(4)(b) of the Local Government (Administration) Regulations 1996 states that a Council at a special meeting is not required to answer a question that does not relate to the purpose of the meeting. It is requested that only questions that relate to items on the agenda be asked).

DECLARATIONS OF FINANCIAL INTEREST

ITEMS OF BUSINESS

PRESENTATION OF 1999/00 DRAFT BUDGET

1 DIFFERENTIAL RATING AND MINIMUM PAYMENTS [21458]

SUMMARY

Section 6.36 of the Local Government Act 1995 requires a local government which is intending to levy differential rates/minimum payments to advertise its intention to do so. It also requires a local government to consider any submissions received before imposing a proposed rate. The City's intention was advertised, as required, in The West Australian on Thursday 29 July 1999. The 21 day submission period concluded at 4pm on Wednesday 18 August 1999.

No submissions were received from ratepayers to the advertisement relating to the imposition of differential rates, minimum payments, specified area rate in Iluka nor the possibility of a security levy.

BACKGROUND

A report on differential rating and minimum payments was submitted to the Joint Commissioners on 27 July 1999

Pursuant to Section 6.36 of the Local Government Act 1995, the Joint Commissioners resolved to advertise their intention of applying the following estimated differential and minimum rates in 1999/00.

	GRV	% of General Rate
Residential	6.6693 cents	100%
Commercial – Improved	6.0023 cents	90%
Commercial – Not Improved	6.6693 cents	100%
Industrial	6.6693 cents	100%
Rural	6.6693 cents	100%

Minimum Rates	
Residential Rural	\$403.00
Commercial/Industrial	\$741.00

The intention was advertised, as required, in The West Australian on Thursday 29 July 1999. The 21 day submission period concluded at 4pm on Wednesday 18 August 1999.

DETAILS

The Local Government Act 1995 at Section 6.36 requires that a local government which wishes to implement differential rating or minimum payments is to give local public notice of its intention to do so.

The public notice must contain details of each differential rate or minimum payment which the local government intends to impose and an invitation for submissions to be made in respect of the proposed differential rate or minimum payment.

A minimum of twenty one days is allowed for submissions.

The local government is required to consider all submissions, but may proceed to adopt the proposed rates with or without modification.

COMMENT/FUNDING

The City of Joondalup lodged an advertisement in The West Australian newspaper to advise its intention with respect to differential rating for the 1999/00 financial year. In addition, the advertisement indicated that the City would introduce for a 12 month trial, a specified area rate in the Iluka area. This was to accommodate the necessary funding for the enhanced landscaping relating to verges and parks etc within the specified area.

Following representations from Iluka residents the Joint Commissioners on 27 April 1999 agreed to a trial for the 1999/00 financial year of a specified area rating system to undertake enhanced landscaping treatments for the Iluka area bounded by Shenton Avenue, Marmion Avenue, Burns Beach Road, Ocean Parade and the Indian Ocean.

A more detailed examination has revealed that the specified area should be:-

“an area bounded by Shenton Avenue, Marmion Avenue, Burns Beach Road and the Foreshore Reserve.”

It is appropriate that the Joint Commissioners revoke the previous decision regarding the specified area and replace it with the amended area.

The advertisement also indicated that the Joint Commissioners were considering the introduction of a property surveillance and security levy throughout the district.

The Local Government Act 1995 requires that the City advertise the proposed differential rates to be levied in the forthcoming year and allows a 21 day response time for ratepayers/elector submissions. This process has been completed with no submissions received.

RECOMMENDATION

That the Joint Commissioners NOTE that no submissions were received from ratepayers to the advertisement lodged on 29 July 1999 relating to the imposition of differential rates, minimum payments, specified area rate nor the possibility of a property surveillance and security levy for the 1999/00 financial year.

2 DIFFERENTIAL RATING AND MINIMUM PAYMENTS (21458)

That the Joint Commissioners note that no submission was received from ratepayers to the advertisement lodged on 29 July 1999 relating to the imposition of differential rates and minimum payments for the 1999/00 financial year.

refer white report

3 FUNDS HELD IN RESERVE ACCOUNTS TO BE USED FOR ANOTHER PURPOSE (24458)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY pursuant to the provisions of Section 6.11 of the Local Government Act 1995:-

- (a) transfer \$862,888 from the Domestic Cart Refuse Collection Reserve to the Asset Replacement Reserve**
- (b) transfer \$172,061 from the Trade/Industrial/Commercial Refuse Collection Reserve to the Asset Replacement Reserve; and**
- (c) use \$589,643 from the Asset Replacement Reserve to undertake works associated with the 'split'.**

4 1999/00 MUNICIPAL FUND BUDGET (36287)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.2 of the Local Government Act 1995:-

- (a) adopt the 1999/00 Municipal Fund Budget of estimated operating revenues and expenditures as summarised in the Operating Statements forming Appendices I & II hereto; and**
- (b) adopt the Supporting Documentation and Notes to and Forming Part of the 1999/00 Municipal Fund Budget laid on the table.**

refer grey sheets

5 1999/00 STATEMENT OF CASH FLOWS (25458)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.2 of the Local Government Act 1995 adopt the 1999/00 Budget of Estimated Cash Flows forming Appendix III hereto.

refer red sheets

6 1999/00 STATEMENT OF NON OPERATING EXPENDITURES (26458)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.2 of the Local Government Act 1995, adopt the 1999/00 Statement of Non Operating Expenditures as detailed in the 1999/00 Municipal Fund Budget and documentation forming Appendix IV.

refer yellow sheets

7 DIFFERENTIAL RATING (21458)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Sections 6.32 and 6.33 of the Local Government Act 1995:

- (a) impose differentiating rates for the 1999/00 financial year; and**
- (b) set the differential general rates in accordance with the following tables:**

TABLE 1 - GROSS RENTAL VALUES**ZONE GROUP 1****Residential Zones****Rural Zones**

- Residential
- General Residential GR4
- Residential Development
- Civic
- Special Developments Zone A
- Special Residential
- Rural
- Joondalup City Centre
- Metropolitan Region Scheme Reserves

- Local Scheme Reserves
- Special Zone Additional Use
- Special Zone Restricted Use
- Centre
- Urban Development

ZONE GROUP 2

Industrial Zone

Commercial Zones - Not Improved

- Commercial
- Hotel
- Service Stations
- Private Recreation/Clubs
- Tavern
- Joondalup City Centre
- Service Industrial
- Mixed Business
- Metropolitan Region Scheme Reserves
- Local Scheme Reserves
- Special Zone Additional Use
- Special Zone Restricted Use
- Whitford Town Centre

ZONE GROUP 3

Commercial Zones - Improved

- Commercial
- Hotel
- Service Stations
- Private Recreation/Clubs
- Tavern
- Joondalup City Centre
- Mixed Business
- Metropolitan Region Scheme Reserves
- Local Scheme Reserves
- Special Zone Additional Use
- Special Zone Restricted Use
- Whitford Town Centre

TABLE 2 – UNIMPROVED VALUES

Residential Zones

Rural Zones

- Residential
- Rural

8 1999/00 RATES SETTING STATEMENT (28458)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.2 of the Local Government Act 1995 adopt the 1999/00 Rates Setting Statement forming Appendix V hereto.

refer pink sheets

9 1999/00 STATEMENT OF RATING INFORMATION (28458)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.2 of the Local Government Act 1995 adopt the 1999/00 Statement of Rating Information forming Appendix VI hereto.

refer green sheets

10 GENERAL RATE - RESIDENTIAL - GROSS RENTAL VALUE (07125)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.32 of the Local Government Act 1995, impose a Residential Improved and Not Improved Gross Rental Valuation rate of 6.6693 cents in the dollar of Gross Rental Valuation.

11 GENERAL RATE - COMMERCIAL IMPROVED - GROSS RENTAL VALUE (07125)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.32 of the Local Government Act 1995, impose a Commercial Improved Gross Rental Valuation Rate of 6.0023 cents in the dollar of Gross Rental Value.

12 GENERAL RATE - COMMERCIAL NOT IMPROVED - GROSS RENTAL VALUE (07125)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.32 of the Local Government Act 1995, impose a Commercial Not Improved Gross Rental Valuation Rate of 6.6693 cents in the dollar of Gross Rental Value.

13 GENERAL RATE - INDUSTRIAL - GROSS RENTAL VALUE (07125)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.32 of the Local Government Act 1995, impose an Industrial Improved and Not Improved Gross Rental Valuation Rate of 6.6693 cents in the dollar of Gross Rental Valuation.

14 GENERAL RATE - RURAL - GROSS RENTAL VALUE (07125)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.32 of the Local Government Act 1995, impose a Rural Improved and Not Improved Gross Rental Valuation Rate of 6.6693 cents in the dollar of Gross Rental Valuation.

15 GENERAL RATE - RESIDENTIAL - UNIMPROVED VALUE (02149)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.32 of the Local Government Act 1995, impose a Residential Improved and Not Improved Unimproved Valuation Rate of 0.5251 cents in the dollar of Unimproved Valuation.

16 GENERAL RATE - RURAL - UNIMPROVED VALUE (02149)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.32 of the Local Government Act 1995, impose a Rural Improved and Not Improved Unimproved Valuation Rate of 0.5251 cents in the dollar of Unimproved Valuation.

17 MINIMUM RATES (21458)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.32 and 6.35 of the Local Government Act 1995, impose the 1999/00 minimum rates as follows:-

GRV

- Each Residential and Rural Lot or other piece of rateable land - \$403.00
- Each Commercial and Industrial Lot or other piece of rateable land - \$741.00

UV

- Each Residential and Rural Lot or other piece of rateable land - \$403.00

18 SPECIFIED AREA RATE (15974)

- (a) That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 5.25(1)(e) of the Local Government Act 1995, REVOKE the decision dated 27 April 1999 (Item No. CJ127-04/99) being:-

“1. in accordance with the provisions of Section 6.37 of the Local Government Act 1995 INTRODUCE as a trial for the 1999/00 financial year, a specified area rating system for the Iluka area bounded by Shenton Avenue, Marmion Avenue, Burns Beach Road, Ocean Parade and the Indian Ocean as detailed on Attachment 1 to Report CJ127-04/99”;

- (b) That the Joint Commissioners in accordance with the provisions of Section 6.37 of the Local Government Act 1995 INTRODUCE as a trial for the 1999/00 financial year, a specified area rating system for the Iluka area bounded by Shenton Avenue, Marmion Avenue, Burns Beach Road and the Foreshore Reserve as detailed on Attachment 1 to Report CJ127-04/99; and

- (c) That the Joint Commissioners **BY AN ABSOLUTE MAJORITY** in accordance with the provisions of Sections 6.32 and 6.37 of the Local Government Act 1995 **IMPOSE** a Specified Area Rate of 2.0011 cents in the dollar for the Iluka area bounded by Shenton Avenue, Marmion Avenue, Burns Beach Road and the Foreshore Reserve.

19 DISCOUNTS AND EARLY PAYMENT INCENTIVES (04267)

That the Joint Commissioners **BY AN ABSOLUTE MAJORITY** in accordance with the provisions of Section 6.46 of the Local Government Act 1995, offer the following discount and early payment incentives for the payment of rates and charges:-

- **Full payment of all current and arrears of rates (including specified area rate), domestic refuse charge, private swimming pool inspection fees and security levy within 21 days of the issue date on the annual rate notice:**
 - a 5% discount on 1999/00 general rates only; and
 - eligibility to enter the early incentive draw for the following prizes (none of which is a cost to the ratepayers of the City).
- 1. **Commonwealth Bank**
A Streamline Savings Account of \$2,500.
- 2. **Warwick Grove Shopping Centre**
\$500 worth of shopping vouchers.
- 3. **Hillarys Harbour Resort Hotel**
Two nights accommodation in self contained two-bedroom luxury apartment for four people including; continental breakfast on the first morning, undercover security parking, use of all resort facilities and complimentary in-house movies.
- 4. **Esplanade Hotel Fremantle**
One night breakaway package for two people including; fully cooked buffet breakfast in the courtyard setting of the Atrium Garden Restaurant.
- 5. **Rendezvous Hotel**
A Sunset Escape Package including; one nights accommodation in a luxury ocean room for two, full buffet dinner in Pines Grand Buffet Restaurant, full use of hotel facilities and under cover parking.
- 6. **Novotel**
A deluxe weekender package for two including; two nights accommodation, complimentary breakfast for two each morning, a welcome cocktail, champagne and chocolates in the room on arrival, complimentary parking and full use of the hotel's facilities.

7. Joondalup Resort Hotel

A luxurious overnight accommodation package including buffet breakfast and dinner in Bistro 38.

- **Full payment of all current and arrears of rates (including specified area rate), domestic refuse charge, private swimming pool inspection fees and security levy within 28 days of the issue date of the annual rate notice.**
 - **a 5% discount on 1999/00 general rates only.**

20 PAYMENT OPTIONS (05091)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.45 of the Local Government Act 1995, offer the following payment options for the payment of rates (including specified area rate), domestic refuse charge, private swimming pool inspection fees and security levy:

(a) One Instalment

Payment in full within 21 days of the issue date of the annual rate notice and be eligible for a 5% discount on current general rates only and eligibility to enter the rates incentive scheme for prizes.

Payment in full within 28 days of the issue date of the annual rate notice and be eligible for a 5% discount on current general rates only.

Payment in full within 35 days of the issue date of the annual rate notice.

(b) Two Instalments

The first instalment of 50% of the total current rates (including specified area rate), domestic refuse charge, private swimming pool inspection fees, security levy and instalment charge, plus the total outstanding arrears payable within 35 days of date of issue of the annual rate notice.

The second instalment of 50% of the total current rates (including specified area rate), domestic refuse charge, private swimming pool inspection fees, security levy and instalment charge, payable 63 days after due date of 1st instalment.

(c) Four Instalments

The first instalment of 25% of the total current rates (including specified area rate), domestic refuse charge, private swimming pool inspection fees, security levy and instalment charge, plus the total outstanding arrears payable within 35 days of date of issue of the annual rate notice.

The second, third and fourth instalment, each of 25% of the total current rates (including specified area rate), domestic refuse charge, private swimming pool inspection fees, security levy and instalment charge, payable as follows:-

- 2nd instalment 63 days after due date of 1st instalment
- 3rd instalment 63 days after due date of 2nd instalment
- 4th instalment 63 days after due date of 3rd instalment

21 LATE PAYMENT INTEREST (17808)

That the Joint Commissioners **BY AN ABSOLUTE MAJORITY** in accordance with the provisions of Section 6.13 and 6.51 of the Local Government Act 1995, impose interest on all current and arrears general rates (including specified area rate), current and arrears domestic refuse charges, current arrears private swimming pool inspection fees and current security levy at a rate of 8.45% per annum, calculated on a simple interest basis on arrears amounts that remain unpaid and current amounts that remain unpaid after 35 days from the issue date of the original rate notice, or the due date of the instalment and continues until instalment is paid. Excluded are deferred rates, instalment current amounts not yet due under the four payment option, registered pensioner portions and current government pensioner rebate amounts. Such interest to be charged once per month on the outstanding balance on the day of calculation for the number of days, as previously detailed.

22 INSTALMENTS AND ARRANGEMENTS ADMINISTRATION FEES AND INTEREST CHARGES (05091)

That the Joint Commissioners **BY AN ABSOLUTE MAJORITY**:

- (a) in accordance with the provisions of Section 6.45 of the Local Government Act 1995, for the 1999/00 financial year, impose the following administration fees and interest charges for payment of rates (including specified area rate), domestic refuse charge, private swimming pool inspection fees and security levy:

(i) **Two Instalment Option**

An administration fee of \$5.00 for instalment two , together with an interest charge of 5.4% per annum, calculated on a simple interest basis on:

- 50% of the total current general rate (including specified area rate), domestic refuse charge, private swimming pool inspection fees and security levy calculated 35 days from the date of issue of the annual rate notice to 63 days after the due date of the first instalment.

(ii) **Four Instalment Option**

An administration fee of \$5.00 for each instalment two, three and four, together with an interest charge of 5.4% per annum, calculated on a simple interest basis on:

- 75% of the total current general rate (including specified area rate), domestic refuse charge, private swimming pool inspection fees and security levy calculated 35 days from the date of issue of the annual rate notice to 63 days after the due date of the first instalment;

- 50% of the total current general rate (including specified area rate), domestic refuse charge, private swimming pool inspection fees and security levy calculated from the due date of the first instalment to the due date of the second instalment; and
- 25% of the total current general rate (including specified area rate), domestic refuse charge, private swimming pool inspection fees and security levy calculated from the due date of the second instalment to the due date of the third instalment.

(iii) **Hardship Cases**

In addition to the late payment interest of 8.45% an administration fee of \$20.00 per assessment for each payment agreement.

- (b) in accordance with the provisions of Section 6.49 of the Local Government Act 1995, authorise the Chief Executive Officer to enter into special payment agreements with ratepayers for the payment of rates (including specified area rate), domestic refuse charge, private swimming pool inspection fees and security levy during the 1999/00 financial year.

23 DOMESTIC REFUSE CHARGES (06125)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of the Health Act 1911, impose the following domestic refuse charges for the 1999/00 financial year:

- (a) \$113.00 per existing unit serviced; and
- (b) \$148.00 per existing unit serviced by collection from within the property boundary; and
- (c) \$148.00 per new unit serviced, incorporating bin levy.

24 PRIVATE SWIMMING POOL INSPECTION FEES (23458)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 245A (8) of the Local Government Act 1995, impose for the 1999/00 financial year, a Private Swimming Pool Inspection Fee of \$9.00 for each swimming pool.

25 PRESCRIBED SERVICE - SECURITY LEVY (43198J)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Sections 6.32 and 6.38 of the Local Government Act 1995 impose for the 1999/00 financial year, a security levy of \$27.00, on each piece of land (rateable and non rateable).

26 1999/00 SCHEDULE OF FEES AND CHARGES (28458)

That the Joint Commissioners BY AN ABSOLUTE MAJORITY in accordance with the provisions of Section 6.16 of the Local Government Act 1995, adopt the 1999/00 Schedule of Fees and Charges forming Appendix VI hereto.