

# agenda

## Special Meeting of Council

NOTICE IS HEREBY GIVEN THAT A  
SPECIAL MEETING OF THE COUNCIL  
OF THE CITY OF JOONDALUP WILL BE HELD IN  
THE COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE,  
BOAS AVENUE, JOONDALUP

**ON** **TUESDAY 30 JUNE 2020**

**COMMENCING AT** **6.00pm**

**PURPOSE OF MEETING**

The purpose of the meeting is to give consideration to the following Items:

1. Proposal for Levying Differential Rates for the 2020-21 Financial Year;
2. Draft 2020-21 Budget.

**GARRY HUNT**  
Chief Executive Officer  
26 June 2020

[www.joondalup.wa.gov.au](http://www.joondalup.wa.gov.au)

*This document is available in alternate formats upon request*

**PUBLIC QUESTION TIME**

Members of the public are requested to lodge questions in writing by 9.00am on 29 June 2020

Answers to those questions received within that timeframe will, where practicable, be provided in hard copy form at the Special Council Meeting.

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.

**QUESTIONS TO**

[council.questions@joondalup.wa.gov.au](mailto:council.questions@joondalup.wa.gov.au)  
PO Box 21 Joondalup WA 6919

[www.joondalup.wa.gov.au](http://www.joondalup.wa.gov.au)

## IMPORTANT INFORMATION

### ATTENDANCE AT MEETING DURING COVID-19 PANDEMIC

Following advice from the State Government and the Department of Health WA in relation to COVID-19 (Coronavirus) pandemic, public attendance at the City of Joondalup meetings has been restricted.

To maintain the required physical distancing between people during this time, the maximum public attendance at meetings has been capped at 40 people (22 in the Chamber and 18 in the adjoining lobby). Any members of the public wishing to attend the meeting above this limit will unfortunately not be able to attend.

To manage expectations, members of the public wishing to attend the meeting and ask up to two questions and / or to make a public statement, can register their own interest from 9.00am to 4.00pm on the day of the meeting by emailing [council.questions@joondalup.wa.gov.au](mailto:council.questions@joondalup.wa.gov.au) or contacting the City on 9400 4313. Registration priority will be given on a first come first serve basis for members of the public wishing to ask questions and/or make a public statement.

Members of the public can only register themselves and cannot submit a request on behalf of others.

Attendance priority will be given to those persons listed in a submitted and approved Deputation Request (at Briefing Sessions only) followed by members of the public wishing to ask up to two verbal questions and/or to make a verbal public statement.

Members of the public wishing to only attend the meeting to observe the proceedings, will be placed on a waiting list and permitted to attend where seats remain vacant after consideration of the above attendee requests.

The City will contact those people on the waiting list that are able to attend after 4.00pm on the day of the meeting. In this regard contact information must be provided when a request is made.

Any member of the public attending the meeting in person without registration will not be given access unless there is space available. However the audio of proceedings of Council meetings are streamed live at <https://www.joondalup.wa.gov.au/kb/resident/live-council-meeting-audio-feed>.

To ensure capacity is not compromised, entry to the City's premises will be restricted following 30 minutes past the scheduled start time of the meeting. Members of the public approved to attend are therefore encouraged to arrive at the meeting well before the scheduled start time of the meeting.

For your health and safety, members of the public are reminded to:

- follow the direction of the Presiding Members and City employees when attending meetings
- maintain 1.5 metre separation between themselves and other members of the public while attending meetings
- use the hand sanitiser that is provided by the City at the venue
- not attend meetings should they feel unwell or if they have been in contact with a known COVID-19 case, or been overseas in the previous two weeks.

*Further information can be provided by contacting the Governance Coordinator on 9400 4369.*

## COUNCIL MEETINGS

### PROCEDURES FOR PUBLIC QUESTION TIME

The following procedures for the conduct of Public Question Time were adopted at the Council meeting held on 21 April 2020:

#### Questions asked Verbally

- 1 Members of the public are invited to ask questions at Council Meetings.
- 2 Questions asked at an Ordinary Council meeting must relate to a matter that affects the City of Joondalup. Questions asked at a Special meeting of Council must relate to the purpose for which the meeting has been called.
- 3 A register will be provided for those persons wanting to ask questions to enter their name. The Presiding Member may call persons registered to come forward in an order that allows the maximum opportunity for as many people as possible to address the meeting on the widest range of matters that are listed in the agenda. Persons that come forward are to state their name and full address.
- 4 Public question time will be limited to two minutes per member of the public, with a limit of two verbal questions per person.
- 5 Statements are not to precede a question during public question time and questions must be succinct and to the point. Statements can only be made during public statement time.
- 6 Members of the public are encouraged to keep their questions brief to enable everyone who desires to ask a question to have the opportunity to do so.
- 7 Public question time will be allocated a minimum of 15 minutes and may be extended in intervals of up to 10 minutes by resolution of Council, but the total time allocated for public questions to be asked and responses to be given is not to exceed 35 minutes in total. Public question time is declared closed following the expiration of the allocated time period, or earlier than such time where there are no further questions.
- 8 Questions are to be directed to the Presiding Member and shall be asked politely, in good faith, and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or City employee. The Presiding Member shall decide to:
  - accept or reject any question and their decision is final
  - nominate a City employee to respond to the question
  - or
  - take a question on notice. In this case a written response will be provided as soon as possible, and included in the agenda of the next Council meeting.
- 9 Where an Elected Member is of the opinion that a member of the public is:
  - asking a question at a Council meeting, that does not relate to a matter affecting the City
  - or
  - making a statement during public question time,they may bring it to the attention of the Presiding Member who will make a ruling.
- 10 Questions and any response will be summarised and included in the minutes of the Council meeting.

- 11 It is not intended that question time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the *Local Government Act 1995* or the *Freedom of Information Act 1992* (FOI Act 1992). Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer (CEO) will determine that it is an unreasonable impost upon the City and refuse to provide it. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

### **Questions in Writing – (Residents and/or ratepayers of the City of Joondalup only)**

- 1 Only City of Joondalup **residents and/or ratepayers** may submit questions to the City in writing.
- 2 Questions asked at an Ordinary Council meeting must relate to a matter that affects the City of Joondalup. Questions asked at a Special meeting of Council must relate to the purpose for which the meeting has been called.
- 3 The City will accept a maximum of five (5) written questions per City of Joondalup resident/ratepayer. To ensure equity and consistency, each part of a multi-part question will be treated as a question in its own right.
- 4 Questions lodged by 9.00am on the day immediately prior to the scheduled Council meeting will be responded to, where possible, at the Council meeting. These questions, and their responses, will be distributed to Elected Members and made available to the public in written form at the meeting.
- 5 The Presiding Member shall decide to accept or reject any written question and their decision is final. Where there is any concern about a question being offensive, defamatory or the like, the Presiding Member will make a determination in relation to the question. Questions determined as offensive, defamatory or the like will not be published.
- 6 The Presiding Member may rule questions out of order where they are substantially the same as questions previously submitted and responded to.
- 7 Written questions unable to be responded to at a Council meeting will be taken on notice. In this case, a written response will be provided as soon as possible and included on the agenda of the next Council meeting.
- 8 A person who submits written questions may also ask questions at a Council meeting and questions asked verbally may be different to those submitted in writing.
- 9 Questions and any response will be summarised and included in the minutes of the Council meeting.
- 10 It is not intended that question time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the *Local Government Act 1995* or the *Freedom of Information Act 1992* (FOI Act 1992). Where the response to a question(s) would require a substantial commitment of the City's resources, the Chief Executive Officer (CEO) will determine that it is an unreasonable impost upon the City and may refuse to provide it. The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act 1992.

Written questions should be sent via email to [council.questions@joondalup.wa.gov.au](mailto:council.questions@joondalup.wa.gov.au)

## DISCLAIMER

Responses to questions not submitted in writing are provided in good faith and as such, should not be relied upon as being either complete or comprehensive.

## PROCEDURES FOR PUBLIC STATEMENT TIME

The following procedures for the conduct of Public Statement Time at Council Meetings were adopted at the Council meeting held on 21 April 2020:

- 1 Members of the public are invited to make public statements verbally at Council meetings.
- 2 Statements made at an Ordinary Council meeting must relate to a matter that affects the City of Joondalup. Statements made at a Special meeting of Council must relate to the purpose for which the meeting has been called.
- 3 A register will be provided for those persons wanting to make a statement to enter their name. The Presiding Member may call persons registered to come forward in an order that allows the maximum opportunity for as many people as possible to address the meeting on the widest range of matters that are listed in the agenda. Persons that come forward are to state their name and full address.
- 4 Public statement time will be limited to two minutes per person.
- 5 Members of the public are encouraged to keep their statements brief to enable everyone who desires to make a statement to have the opportunity to do so.
- 6 Public statement time will be allocated a maximum time of 15 minutes. Public statement time is declared closed following the 15 minute allocated time period, or earlier than such time where there are no further statements.
- 7 Statements are to be directed to the Presiding Member and are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on a particular Elected Member or City employee.
- 8 Where an Elected Member is of the opinion that a member of the public is making a statement at a Council meeting, that does not relate to a matter affecting the City, they may bring it to the attention of the Presiding Member who will make a ruling.
- 9 Statements will be summarised and included in the minutes of the Council meeting.

## CODE OF CONDUCT

Elected Members, Committee Members and City of Joondalup employees are to observe the City of Joondalup Code of Conduct including the principles and standards of behaviour that are established in the Code.

The following principles guide the behaviours of Elected Members, Committee Members and City of Joondalup employees while performing their role at the City:

- Act with reasonable care and diligence.
- Act with honesty and integrity.
- Act lawfully.
- Avoid damage to the reputation of the City.
- Be open and accountable to the public.
- Base decisions on relevant and factually correct information.
- Treat others with respect and fairness.
- Not be impaired by mind affecting substances.

Elected Members, Committee Members and employees must:

- (a) act, and be seen to act, properly and in accordance with the requirements of the law and the Code of Conduct
- (b) perform their duties impartially and in the best interests of the City uninfluenced by fear or favour
- (c) act in good faith in the interests of the City and the community
- (d) make no allegations which are improper or derogatory and refrain from any form of conduct, in the performance of their official or professional duties, which may cause any person unwarranted offence or embarrassment
- (e) always act in accordance with their obligations to the City and in line with any relevant policies, protocols and procedures.

\* *Any queries on the agenda, please contact Governance Support on 9400 4369.*

## CIVIC CENTRE EMERGENCY PROCEDURES

The City of Joondalup values the health and safety of all visitors to City of Joondalup facilities. The following emergency procedures are in place to help make evacuation of the City of Joondalup Civic Centre safe and easy.

### Alarms

The City of Joondalup emergency system has two alarm tones:

- Alert Tone (Beep... Beep... Beep)
- Evacuation Tone (Whoop...Whoop...Whoop)

### On hearing the Alert Tone (Beep... Beep... Beep):

- DO NOT EVACUATE ON THIS TONE.
- Remain where you are.
- All designated Fire Wardens will respond and assess the immediate area for danger.
- Always follow instructions from the designated Fire Wardens.

### On hearing the Evacuation Tone (Whoop...Whoop...Whoop):

- Evacuate the building immediately as directed by a Fire Warden or via the nearest safe exit.
- Do not use lifts.
- Remain calm and proceed to the designated Assembly Area (refer to site plan below).
- People with impaired mobility (those who cannot use the stairs unaided) should report to a Fire Warden who will arrange for their safe evacuation.
- Do not re-enter the building until authorised to do so by Emergency Services.



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# CITY OF JOONDALUP

Notice is hereby given that a Special Meeting of Council will be held in the Council Chamber, Joondalup Civic Centre, Boas Avenue, Joondalup on **Tuesday 30 June 2020** commencing at **6.00pm**.

GARRY HUNT  
Chief Executive Officer  
26 June 2020

Joondalup  
Western Australia

## AGENDA

### DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

### DECLARATIONS OF INTEREST

### 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.)

### PUBLIC STATEMENT TIME

Statements made at a Special Meeting of the Council must relate to the purpose for which the meeting has been called.

### APOLOGIES AND LEAVE OF ABSENCE

#### Leave of Absence Previously approved

Mayor Hon. Albert Jacob, JP

1 to 10 July 2020 inclusive.

### IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

**REPORTS****JSC06-06/20 PROPOSAL FOR LEVYING DIFFERENTIAL RATES FOR THE 2020-21 FINANCIAL YEAR**

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<b>WARD</b>	All
<b>RESPONSIBLE DIRECTOR</b>	Mr Mat Humfrey Corporate Services
<b>FILE NUMBER</b>	108348, 101515
<b>ATTACHMENT</b>	Attachment 1 Public Comment Submissions List.
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

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**PURPOSE**

For Council to consider submissions in response to the City's advertised proposal for applying differential rates for the 2020-21 financial year.

**EXECUTIVE SUMMARY**

At its meeting held on 26 May 2020 (JSC03-05/20 refers), Council considered and resolved to apply differential rates in the draft 2020-21 Budget, to advertise seeking public submissions in relation to the proposed differential rates and minimum payments and requested that a report be presented to Council to consider any submissions received before the adoption of the draft 2020-21 Budget.

The advertising period for submissions closed on Monday 22 June 2020. Ten submissions were received. One of the submissions provided comments and an objection to the higher differentials on vacant residential land and proposed that the differential be the same as for improved residential land. The other submissions did not address the proposal for differential rating and generally referred to rate increases and the prevailing economic conditions.

*It is therefore recommended that Council APPLIES differential rates for rating in the 2020-21 financial year in accordance with section 6.33 of the Local Government Act 1995 and that the differential rates and minimum payments for the draft 2020-21 Budget be those as advertised.*

**BACKGROUND**

At its meeting held on 26 May 2020 (JSC03-05/20 refers), the report considered by Council set out the object and reasons for the proposed differential rates for the 2020-21 financial year.

Differential rating was introduced in 2008-09 to maintain the distribution of the rate burden between the classes of residential, commercial and industrial property following a revaluation. The relativities between the differentials have been adjusted at subsequent revaluations in 2011-12, 2014-15, 2017-18 and 2020-21.

In addition to a differential between classes of property the City has applied a differential between improved and vacant land within each of the classes of residential, commercial and industrial property. The City is keen to promote and encourage the development of vacant land. This can be done through a number of positive initiatives and in this regard the City makes a significant contribution to encourage and promote economic development. It can also be done by actively discouraging the holding of vacant and undeveloped land. In respect of the latter a higher differential rate imposed on vacant land than the rate applicable for improved land acts as an inducement to develop vacant land.

## DETAILS

In accordance with the provisions of section 6.36 of the *Local Government Act 1995* (the Act), the City advertised its intention to apply differential rating in the 2020-21 financial year and the proposed differential rates.

The City placed advertisements in *The West Australian* on Saturday 30 May 2020 and in subsequent editions of the local newspapers on 4 and 11 June 2020, as well as on the City's public noticeboards and website. Posts were also made on the City's social media sites.

The period of advertising was for a minimum 21 days during which the City invited submissions in relation to the proposed differential rates. The closing day for public submissions was Monday 22 June 2020. 10 submissions were received.

The submissions are listed in Attachment 1 to this Report. Of the submissions one provides comments and an objection to issues related to the differential rate for vacant residential land. These include:

- The imposition of a differential vacant land rate in the form of a 100% penalty of the normal rate is inappropriate where a local government is so fully developed. A very small percentage of vacant properties should be considered normal and there is little substance to the claim that a very few vacant properties will inhibit or have any adverse affect on development of the community.
- The relative effectiveness of the policy over five years of published figures shows that the numbers of properties involved in application are few and the changes made over five years of figures taken from annual reports show the policy has had little effect. As an example, in the case of industrial properties the number over five years has reduced from seven to just five and overall the numbers are so small that the policy has little merit when better than 98% of properties are already developed.
- The minimum differential rate for vacant properties is characteristically a 2% premium (2018-19 - \$909 compared to the improved minimum \$889). Any vacant property over the minimum pays a 100% premium. This is clearly an inequity in application of the policy for its claimed purposes.
- The inequity of application of differential rates when properties are under development.
- Requested that the continued application of differential rating of vacant land for the now highly developed City of Joondalup is inappropriate and should, in this year of new valuations, be abolished.

Response:

- It is acknowledged that a consequence of applying a higher differential on vacant land is that currently improved properties which are genuinely being redeveloped will be rated as vacant during this period. A redevelopment however will itself invariably attract a higher Gross Rental Value when completed and will not revert to a value similar to the original development.
- The City proposed an exemption for legislation to allow a period of time during which a redevelopment could be completed, without affecting the classification of the property from improved to vacant, as part of the current *Local Government Act 1995* review which is still underway. However, no legislative amendments in this regard have yet resulted.
- The original premise for establishment of higher differential rates for vacant land remains valid and appropriate. The extent of development within the City at the time vacant land differential rates were first applied was not inconsiderable. Therefore, this is not the overriding basis for this approach but the priority of the City to encourage development of individual vacant land holdings or, in other words, discourage holding of such land without development for an extended period.
- The submission's position that data over the past five years does not suggest accelerated development as a result of the higher vacant land differential rate is noted. However, the data does not show whether the experienced rate of development would have occurred if vacant land did not carry a higher differential rate. Further, the movement in the number of vacant land holdings does not, by itself, indicate either the extent of the undeveloped land or the extent of development taking place. A large vacant land holding which, in subdivision and development yields multiple lots, is still considered as a single vacant land holding until all development is concluded.

The remaining submissions do not address the proposal for differential rating and generally refers to rate increases and the prevailing economic conditions.

The City's proposal to apply a higher differential to vacant residential land is considered to be soundly based and is considered appropriate to address the land banking of undeveloped land. It is hoped that the review of the *Local Government Act 1995* currently underway will consider changes to overcome the impact on genuine redevelopments of existing developed property.

### **Issues and options considered**

The City is required under section 6.36 of the Act to consider any submissions received in relation to the proposed differential rates.

Council may determine to either:

- option 1 - amend any or all, of the differential rate, cents in the dollar and / or minimum payments proposed and advertised in accordance with the provisions of Sections 6.33 and 6.36 of the Act  
or
- option 2 - approve the differential rates as advertised for the draft *2020-21 Budget*.

Option 2 is recommended.

## Legislation / Strategic Community Plan / policy implications

### Legislation

Section 6.33 of the *Local Government Act 1995* sets out the provisions in relation to differential rating and enables the City to apply separate rates in the dollar for different categories of property based on zoning, land use, whether they are improved or unimproved or any other characteristic or combination of characteristics prescribed.

Section 6.36 of the *Local Government Act 1995* requires that if the City intends to apply differential rating it must give local public notice of its intention to do so and invite submissions in relation to the proposed differential rates and minimum payments, within 21 days of the date of the notice. Before making a final resolution in relation to the setting of the rates in the dollar and the adoption of the budget the Council is required to consider any submissions received.

### Strategic Community Plan

**Key theme** Financial Sustainability.

**Objective** Effective management.

**Strategic initiative** Not applicable.

**Policy** Not applicable.

### Risk management considerations

There are no risk management issues for applying a differential rate provided the statutory provisions are complied with.

### Financial / budget implications

Analysis in past years has indicated that if the City did not rate differentially and applied a single rate in the dollar to all properties it would likely result in a significant rise in the rates levied on residential properties with corresponding decline in the levy on commercial, industrial and vacant land.

### Regional significance

Not applicable.

### Sustainability implications

Applying differential rating is important to ensure an equitable distribution of rates across all sectors of the community. This is considered prudent and in the best interests of the long-term financial sustainability of the City of Joondalup and its community.

### Consultation

The proposed differential rates have been advertised and submissions invited in accordance with the requirements of section 6.36 of the Act. The City placed advertisements in *The West Australian* Saturday 30 May 2020 and in subsequent editions of the local newspapers on 4 and 11 June 2020, as well as on the City's public noticeboards and website. Posts were also made on the City's social media sites. Ten submissions were received.

## COMMENT

At its meeting held on 26 May 2020 (JSC03-05/20 refers), Council considered and resolved its intention to apply differential rates in the draft *2020-21 Budget*, to advertise seeking public submissions in relation to the proposed differential rates and minimum payments and requested that a report be presented to Council to consider any submissions received before the adoption of the draft *2020-21 Budget*.

After consideration of the nine submissions received, it is recommended that the differential rates and minimum payments advertised be applied in the draft *2020-21 Budget*.

## VOTING REQUIREMENTS

Simple Majority.

## RECOMMENDATION

That Council **APPLIES** differential rates for rating in the 2020-21 financial year in accordance with section 6.33 of the *Local Government Act 1995* and that the differential rates and minimum payments for the draft *2020-21 Budget* be as follows:

	Cents in \$	Minimum Payment
<b>General Rate - GRV</b>		\$
Residential Improved	5.9669	850
Residential Vacant	11.1772	929
Commercial Improved	6.6444	929
Commercial Vacant	11.1772	929
Industrial Improved	6.0426	929
Industrial Vacant	11.1772	929
<b>General Rate - UV</b>		
Residential	1.0349	909
Rural	1.0300	909

*Appendix 1 refers*

To access this attachment on electronic document, click here: [Attach1agn200630.pdf](#)

**JSC07-06/20 DRAFT 2020-21 BUDGET**

<b>WARD</b>	All
<b>RESPONSIBLE DIRECTOR</b>	Mr Mat Humfrey Corporate Services
<b>FILE NUMBER</b>	108348, 101515
<b>ATTACHMENTS</b>	Attachment 1 City of Joondalup Draft 2020-21 Budget Executive Report Attachment 1a Statement of Comprehensive Income by Nature or Type Attachment 1b Statement of Comprehensive Income by Program Attachment 2 Statement of Cash Flows Attachment 3 Rate Setting Statement Attachment 4 Rating Information Statement Attachment 5 Notes to and forming part of the Budget Attachment 6 Capital Expenditure Attachment 7 Vehicle and Plant Replacement Program Attachment 8 Schedule of Fees and Charges Attachment 9 City Services
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.

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**PURPOSE**

For Council to adopt the draft 2020-21 Budget.

**EXECUTIVE SUMMARY**

The process of preparing the 2020-21 Budget commenced in late 2019. It has encompassed detailed budget analysis and preparation, executive review and Elected Member workshops.

The draft 2020-21 Budget has been developed within a strategic financial planning framework after due consideration of Council priorities and the resource allocation requirements of these priorities.

The City's *Strategic Community Plan, Joondalup 2022*, has been reviewed to ensure the City's 2020-21 Budget continues to deliver the vision of "A global City: bold, creative and prosperous". The City's *20 Year Strategic Financial Plan* guides the development of the 2020-21 Budget. As a result of the COVID-19 pandemic that commenced early in 2020, and the resultant economic disruptions the proposed budget includes measures intended to provide relief to ratepayers and residents.

*It is recommended that Council, by an Absolute Majority ADOPTS the annual budget for the City of Joondalup for the year ending 30 June 2021, incorporating the following:*

- 1 *Budget Statements.*
- 2 *Rates.*
- 3 *Emergency Services Levy.*
- 4 *Domestic Refuse Charges.*
- 5 *Private Swimming Pool Inspection Fees.*
- 6 *Early Payment Incentives.*
- 7 *Payment Options.*
- 8 *Late Payment Interest.*
- 9 *Emergency Services Levy Interest Charge.*
- 10 *Instalment and Payment Arrangement Administration Fees and Interest Charges.*
- 11 *Capital Works Program.*
- 12 *Reserve Amendments – Asset Renewal Reserve*
- 13 *Reserve Amendments – Strategic Asset Reserve*
- 14 *Transfers from Reserves.*
- 15 *Transfers to Reserves.*
- 16 *Fees and Charges.*
- 17 *Material Variances for Reporting Purposes.*

## **BACKGROUND**

The 2020-21 budget process has been in progress since late 2019. The contents of the budget have been refined over this period after presentations, analysis and review by the Chief Executive Officer, executive and senior staff, followed by extensive workshops and consultation with Elected Members.

The draft 2020-21 Budget has been guided by a long-term financial planning framework aimed at securing the financial sustainability of the City, which has had to be significantly reconsidered in light of the current economic climate arising from the COVID-19 pandemic.

## **DETAILS**

### Development of the draft 2020-21 Budget

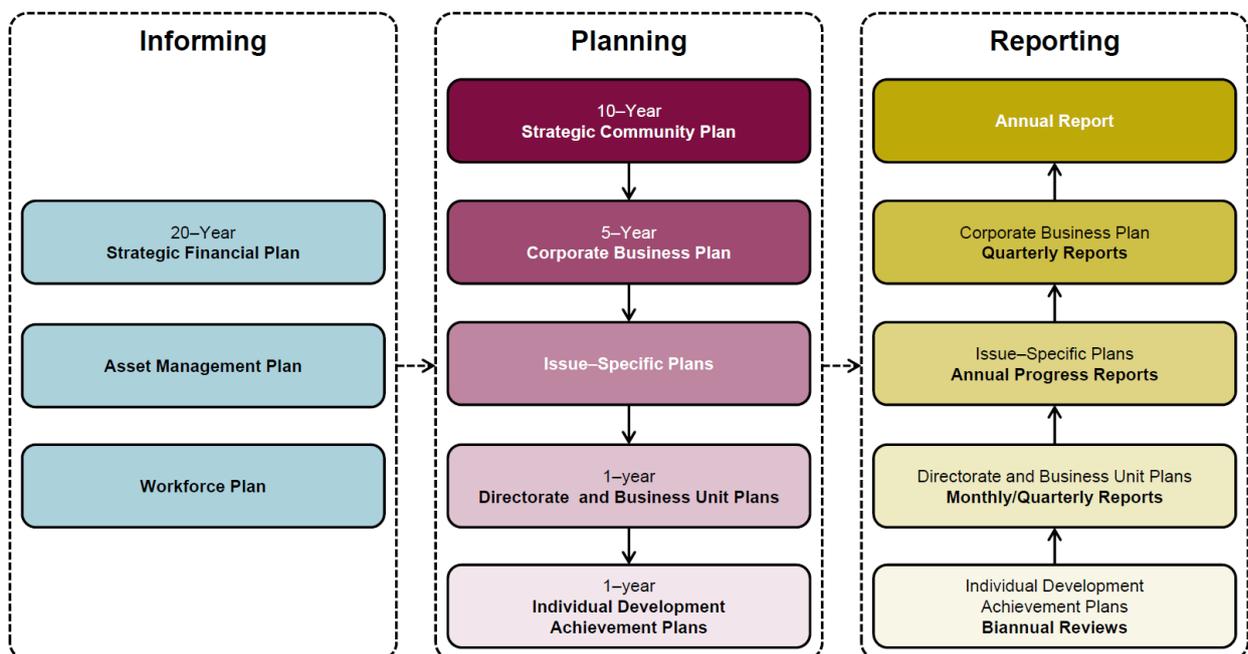
The City's *Strategic Community Plan, Joondalup 2022*, has been reviewed to ensure the City's 2020-21 Budget continues to deliver the vision of "A global City: bold, creative and prosperous". The development of the 2020-21 Budget is guided by the principles and parameters outlined in the City's *20 Year Strategic Financial Plan*. The Budget incorporates significant measures taken to mitigate the impact of COVID-19 on the wider community, including the local economy. While the proposed budget is entirely achievable, it is not sustainable beyond 2020-21 with the heightened challenge to review revenue and expenditure streams and improve the operating position.

The budget process has been conducted over seven months and has involved extensive analytical and review stages as summarised below:

- assessment of financial capacity, sustainability, assets and reserves
- set budget parameters
- submission of operating and capital proposals
- initial assessment of proposals
  - operations
  - capital
  - community need

- plans and strategies
- implementation of new efficiencies
- reference and alignment to the *Strategic Community Plan*
- ongoing review of service delivery
- critical analysis of 2018-19 and progress in *2019-20 Annual Plan* performance
- review proposals for capacity
  - rating and revenue
  - resources to implement and deploy
- determine potential reductions
- executive analysis
- *Strategic Financial Plan* alignment and review
- Elected Member workshops (seven during February, March, April May and June 2020).

The integrated planning framework is depicted below:



### Operating Budget

The economic environment in the last few years has been defined by sustained low growth, low inflation and low interest rates and that situation is not expected to change significantly in the near term. In addition, the COVID-19 pandemic and resultant state of emergency has caused significant disruption to normal economic and social activity. These challenges have framed the context for the City of Joondalup's 2020-21 Budget.

Challenges the City has had to address in framing the draft 2020-21 Budget include:

- the economic outlook remains uncertain:
  - addressing the operating deficit
  - challenges arising from COVID-19 pandemic
  - obtaining grant funding remains challenging, despite COVID-19 related federal and state stimulus measures
  - cost shifting from other tiers of government continues to be a concern
- community expectations of the City's capacity to continuously provide or contribute significantly to sporting and community infrastructure.

With this environment Federal and State Government grants and contributions are expected to remain very challenging as a source of funding. Community capacity to pay rates and fees and charges in the current economic environment remains a significant concern.

The City has reviewed its fees and charges in light of the COVID-19 pandemic and has not increased fees and charges from the previous year except where any increases are required for fees or charges set by statute or where these have been set appropriately for a specific event or program.

The operating budget proposed provides the resources required to enable the City to provide the services, facilities and works that the community have identified in *Joondalup 2022* and reflected in the *20 Year Strategic Financial Plan*, the *Five Year Capital Works Program* and other City supporting plans. Significant reduction to rates revenue from the previous year's budget and the inclusion of capital works acceleration as a local economic stimulus results in no surplus capacity to undertake or implement unbudgeted or unplanned works or services during 2020-21.

The 2020-21 operating budget includes real reductions to general rates of \$5.3 million or 5.2%, fees and charges \$2.1 million or 5.1% and interest earnings \$2.6 million or 69.8%, as well as reductions to employee costs of \$1.1 million or 1.7%. These include measures adopted for 2020-21 to minimise the impact on the community due to the COVID-19 related economic disruptions.

### Expenditure Program

The 2020-21 expenditure program includes a number of significant projects and programs including \$6.3 million in accelerated capital projects as stimulus proposed to combat the economic impact of COVID-19 including projects funded by the \$1.4 million Local Roads and Community Infrastructure (LRCI) grant program:

- \$1.8 million to progress Kiosks/Restaurants for Burns Beach and Pinnaroo Point.
- \$1.8 million to progress Warwick Activity Centre and Warwick Sports Centre.
- \$2.5 million to progress Joondalup City Centre Streetlighting project.
- \$5.4 million for parks equipment, playground equipment, shelters, barbecues and parks irrigation refurbishments in accordance with landscape master plans or asset preservation plans.
- \$1.9 million to undertake streetscape enhancement and landscaping works including the Leafy City program.
- \$2.8 million to undertake refurbishment and upgrade works at City owned buildings.
- \$22.6 million for various road construction, drainage and other infrastructure including:
  - Blackspot projects at Marmion Avenue, Ocean Reef Road and Hepburn Avenue.
  - Warwick Road and Erindale Road intersection upgrade.
  - Whitfords Avenue and Northshore Drive roundabout.
  - Road preservation and resurfacing, local traffic treatments, stormwater drainage, and other infrastructure.
  - New footpaths, shared use paths and slab path replacements.
  - Bridges and Parking facilities.
- \$1.1 million on natural areas, including fencing, paths and firebreaks and management of dedicated bushland areas, bushland in developed parks and foreshores.

### Reserve Transfers

The City has established various reserve accounts to which monies are set aside at the discretion of the Council to fund future City requirements.

During the 2020-21 financial year the City will transfer a net \$1.8 million from reserves including the following:

- \$24.7 million into various reserve accounts of which \$0.5 million represents estimated investment earnings as well as \$19.8 million into the Asset Renewal Reserve (offset by draw-down), \$1.4 million into the Strategic Asset Reserve, \$0.5 million into the Waste Management Reserve, \$1.9 million into the Parking Facility Reserve, \$0.5 million into the Tamala Park Land Sales Reserve and \$100,000 into the Long Service Leave Reserve.
- \$26.6 million will be drawn from reserves of which the major amounts are \$12.6 million from the Asset Renewal Reserve, \$8.4 million from the Strategic Asset Reserve, \$4.5 million for capital works in various stages of progress that will be carried forward from 2019-20, \$1.0 million from the Parking Facility Reserve and \$0.02 million from the various Specified Area Rating Reserves.

Details of reserves are described in the Notes to and forming part of the Budget (Attachment 5 refers).

### Loan Borrowings

The City is not proposing any new borrowings during the 2020-21 financial year.

Existing borrowings will require principal and interest repayments of \$3,324,328 and \$333,691 respectively. Loan principal outstanding is expected to decrease from \$7.1 million at 30 June 2020 to \$4.6 million at 30 June 2021 of which \$3.7 million is for the Reid Promenade Multi Storey Car Park and is anticipated to be fully paid for from paid parking revenue.

### Material Variances

The *Local Government (Financial Management) Regulations 1996* require that each year a local government is to adopt a materiality level for the purpose of reporting variances in the monthly Statement of Financial Activity. At its meeting held on 19 October 2010 (CJ179-10/10 refers), Council resolved that in future a materiality level be determined as part of budget adoption each year if it was not proposed to make any changes.

The current level of variance which is considered material for the purposes of reporting under Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996* is \$50,000 or 5% of the appropriate base, whichever is the higher. It is not proposed to make any changes to that level.

### Rate and Refuse Charges

As has been the case since the 2008-09 financial year differential rating will be applied for 2020-21. The differential rates proposed for residential, commercial and industrial property, both improved and unimproved, have been reviewed ensuring that the City is able to equitably spread the rates levy burden across the community.

Differential rates have been proposed for residential improved, residential vacant, commercial improved, commercial vacant, industrial improved and industrial vacant. The proposed differential rates for residential, commercial and industrial vacant land are slightly less than twice the lowest differential rate.

With 2020-21 being a revaluation year, the overall rate and refuse levy for a residential improved property on the average Gross Rental Value (GRV) of \$20,617 and a standard refuse service is proposed to reduce from the prior year. This is made up of an expected reduction in the rates levy and a 0% increase in the refuse charge for the sixth consecutive year. The rates levy reduction is primarily driven by a significant fall in GRVs across the residential improved category, although the GRV for a few properties may have moved contrary to this trend due to specific circumstances.

In addition, the City has introduced one-off COVID-19 discounts for the following categories of properties:

- Commercial Improved \$300.
- Industrial Improved \$150.
- Vacant Land (All categories) \$150.

GRVs in these categories have not followed the same trend as in the residential improved category. The one-off discounts are intended to mitigate the impact of the COVID-19 economic disruption for the above categories, particularly for properties at the lower end of the GRV scale. Commercial properties that currently receive the minimum rate as a levy may experience rates reductions of up to 30% in 2020-21 compared to the previous year. Overall it is anticipated that approximately 95% of properties will experience the same or a reduction in their rates levy compared to the previous year.

Rate revenue will be \$98.1 million excluding Specified Area Rates. Rates is the City's largest single source of funds without which the City could not deliver many of its services or undertake planned works and projects.

### Emergency Services Levy

The Emergency Services Levy (ESL) is a State Government charge levied on all properties in Western Australia and is calculated based on the GRV subject to both a minimum and a maximum levy. There are several ESL categories but properties in the City of Joondalup all fall within Category 1. The City is required to collect the levy on behalf of, and remit it to, the State Government. The ESL appears as a separate line item on the City of Joondalup Rate Notice but it is included in the total due for payment.

The State Government has announced the levy cents in the dollar and the minimum and maximum levy for 2020-21, which have been retained from the current year with no change.

### **Issues and options considered**

The process for the development of the draft 2020-21 Budget has involved:

- the identification of long term directions for financial management of income and expenditure following a rigorous analysis and consideration of Council's current financial position
- the establishment of financial parameters for the 2020-21 financial year including consideration of rating income, grants, fees and charges and other income, and likely demands on expenditure
- the consideration of impacts of the COVID-19 pandemic and assumptions about resumption of economic activity and easing of restrictions.

The City has, for a number of years, offered a variety of options for the payment of rates including those required under legislation. The City offers direct debit arrangements, instalment arrangements and AdvancePay that enables ratepayers to commence paying the following year's rates in advance in weekly, fortnightly or monthly payments.

Since 2016-17 the City has also offered an eRates service enabling ratepayers to register and receive their rates and instalments notice by email ensuring quicker delivery, accessible at ratepayers convenience and saving costs.

### **Legislation / Strategic Community Plan / policy implications**

**Legislation** The accompanying draft 2020-21 Budget has been prepared in accordance with the *Local Government Act 1995*, the *Local Government (Financial Management) Regulations 1996* and Australian Accounting Standards.

### **Strategic Community Plan**

**Key theme** Financial Sustainability.

**Objective** Effective management.

**Strategic initiative** Not applicable.

**Policy** Not applicable.

### **Risk management considerations**

When setting the annual budget the City is exposed to financial risk over the long term if insufficient regard is given to both revenue and expenditure implications beyond the budget period. Alignment of the *20 Year Strategic Financial Plan* during the budget process has helped to mitigate the long-term risks, although the impacts of the COVID-19 pandemic are yet to be fully quantified owing to the uncertainty of restrictions and economic impacts.

### **Financial / budget implications**

These are detailed in the budget papers.

All amounts quoted in this report are exclusive of GST, unless otherwise stated.

### **Regional significance**

Not applicable.

### **Sustainability implications**

The Council has, as a key financial objective, the long-term financial sustainability of the City of Joondalup in order to strengthen its capacity to achieve its key objectives as set out in the *Strategic Community Plan*.

### **Consultation**

The City of Joondalup's 2020-21 Budget has been prepared against the backdrop of significant on-going review and assessment of the City's strategic direction and financial position by the executive and Elected Members. Seven budget workshops were undertaken in the preparation of the 2020-21 Budget.

The proposed differential rates for the 2020-21 year have been advertised for public comment for 21 days. The outcome of the public advertising of differential rates is contained in a separate report in this agenda.

## COMMENT

The City of Joondalup's 2020-21 Budget continues to be influenced by the prevailing economic environment with growth and inflation at very low levels and record low interest rates, which are exacerbated by the impact of the COVID-19 pandemic. Opportunities for funding from Federal and State programs remain constrained and have had an impact on City services. The City continues to maximise those grant opportunities when they present.

The 2020-21 Budget has been very challenging with the prevailing economic conditions exacerbated by the impact of the ongoing COVID-19 pandemic on the economy and the community and, at the same time, the need to continue providing services as well as ongoing capital requirements. It is in this context that for 2020-21 the overall revenue from rates is declining significantly and no refuse charge increase is being applied, with a residential improved property on the average GRV of \$20,617 and with a standard refuse service expected to experience a reduction in the overall rates and refuse levies.

This budget will result in a significant deterioration in the City's operating position. This is the result of various measures applied by the City in 2020-21 as one-offs to mitigate the expected negative impact of COVID-19 on the wider economy and community.

The City will strive to deliver on the 2020-21 Budget whilst maintaining alignment to the *City's Strategic Community Plan, Joondalup 2022*, to ensure the City is delivering on the vision of "A global City: bold, creative and prosperous" and will be guided by the City's *20 Year Strategic Financial Plan*.

## VOTING REQUIREMENTS

Absolute Majority.

## RECOMMENDATION

**That Council BY AN ABSOLUTE MAJORITY:**

- 1 **ADOPTS** the annual budget for the City of Joondalup for the year ending 30 June 2021 as per Attachments 1 to 9 to Report JSC07-06/20 comprising the following:
  - 1.1 **Executive Report;**
  - 1.2 **Statement of Comprehensive Income by Nature or Type (Attachment 1a);**
  - 1.3 **Statement of Comprehensive Income by Program (Attachment 1b);**
  - 1.4 **Statement of Cash Flows (Attachment 2);**
  - 1.5 **Rate Setting Statement (Attachment 3);**
  - 1.6 **Rating Information Statement (Attachment 4);**
  - 1.7 **Notes to and Forming Part of the Budget (Attachment 5);**
  - 1.8 **Capital Expenditure (Attachment 6);**
  - 1.9 **Vehicle and Plant Replacement Program (Attachment 7);**
  - 1.10 **Schedule of Fees and Charges (Attachment 8);**
  - 1.11 **City Services (Attachment 9);**
- 2 **Rates:**
  - 2.1 **In accordance with the provision of sections 6.32, 6.33 and 6.35 of the *Local Government Act 1995* IMPOSES Differential Rates and Minimum Payments for the 2020-21 financial year in accordance with the following tables:**

**2.1.1 Gross Rental Valued Properties:**

On each Residential, Commercial and Industrial Lot or other piece of rateable land as follows:

Category of Property	Gross Rental Value Rates (Cents in the dollar)	Minimum Payment (\$)
Residential Improved	5.9669	850
Residential Vacant	11.1772	929
Commercial Improved	6.6444	929
Commercial Vacant	11.1772	929
Industrial Improved	6.0426	929
Industrial Vacant	11.1772	929

**2.1.2 Unimproved Valued Properties:**

On each Residential and Rural Lot or other piece of rateable land as follows:

Category of Property	Unimproved Value Rates (Cents in the dollar)	Minimum Payment (\$)
Residential	1.0349	909
Rural	1.0300	909

**2.2** In accordance with the provisions of section 6.47 of the *Local Government Act 1995* GRANTS annual concessions in respect of general rates levied in 2020-21 as follows:

Category of Property	COVID-19 one-off discount per property
Commercial Improved	\$300 per annum
Industrial Improved	\$150 per annum
Vacant land (all categories)	\$150 per annum

**2.3** In accordance with the provisions of section 6.32 and section 6.37 of the *Local Government Act 1995* IMPOSES Specified Area Rates for the 2020-21 financial year in accordance with the following tables:

Specified Area	Gross Rental Value Rates (Cents in the dollar)	Purpose
Harbour Rise (described in 2.3.1)	0.70201	Maintaining enhanced landscaping which will be applied during 2020-21.
Iluka (described in 2.3.2)	0.75094	Maintaining enhanced landscaping which will be applied during 2020-21.
Burns Beach (described in 2.3.3)	0.34912	Maintaining enhanced landscaping which will be applied during 2020-21.
Woodvale Waters (described in 2.3.4)	0.48675	Maintaining enhanced landscaping which will be applied during 2020-21.

**2.3.1 Harbour Rise Specified area comprises the area bounded by:**

Going along Whitfords Avenue from the corner of Seychelles Lane and following the shared boundaries of Whitfords Avenue with Lot 29 Martinique Mews, Lots 470-478, 413-414, Lot 397, Lots 331-333, crossing Barbados Turn and continuing north with shared boundaries of Curacao Lane and Lots 337-334, 378, 377, 403, 402, 376-367, and strata lots 1-19 Lot 28 Angove Drive;

North-east along the boundary of Lot 28 Angove Drive, across Mallorca Avenue and following the boundaries of Lot 251 and 250 where they meet Angove Drive;

Following the shared boundaries of Ewing Drive with Lots 250, 249, 409, 410, 247, 245-240, 411 and to strata Lots 1 and 2 (Lot 408) and then across Ewing Drive along the boundary that strata Lot 1 (Lot 201) Ewing Drive shares with Lot 650 Ewing Drive, and along the rear boundaries of strata Lot 1 (Lot 201) Ewing Drive and Lots 200-198 Marbella Drive;

Along the boundary that Lot 198 Marbella Drive shares with Lot 171 and 172 Waterford Drive, across Marbella Drive and continuing along the rear boundaries of strata Lots 1 and 2 (Lot 301) to strata Lots 1 and 2 (Lot 190) Algarve Way, along the boundary that Lot 184 Tobago Rise shares with Lot 181 Waterford Drive, across Tobago Rise and then along the boundary between Lot 1 Tobago Rise and Lots 182 and 183 Waterford Drive, continuing along the rear boundaries of Lots 75-66 The Corniche and Lots 142-149 The Corniche. Along the rear boundary of Lot 150 The Corniche until the boundary between Lot 204 and Lot 166 Lukin Road is reached. Along the boundary between Lots 204 and 166 Lukin Road, along the front boundaries of Lots 166-164 Lukin Road. Along the boundary of Lot 164 Lukin Road that is shared with Hepburn Avenue and continuing along Hepburn Avenue along the south-eastern boundaries of Leeward Park;

Continuing along the shared boundaries of Hepburn Avenue with Lot 170 Amalfi Drive, Lots 492-503 Seychelles Lane and Lot 29 Martinique Mews;

**2.3.2 Iluka Specified Rate area comprises the area bounded by Shenton Avenue, Marmion Avenue and Burns Beach Road;****2.3.3 Burns Beach Specified Rate area comprises the area bounded by:**

Starting from the north western corner of Marmion Avenue and Burns Beach Road, westwards along the northern boundary of Burns Beach Road to Lot 263 Whitehaven Avenue, northwards along the western boundaries of Lot 263 through to Lot 251 Whitehaven Avenue, north-westward and westward along the southern boundaries of Lot 108 to Lot 121 Beachside Drive, northwards along the western boundary of Lot 121 Beachside Drive to Beachside Drive, westwards along the southern edge of the footpath on the northern side of Lot 11537 (Reserve 48489) to where it meets the southern boundary of Lot 3000 (1551) Marmion Avenue (Burns Beach Foreshore Reserve), north and then eastwards along the southern boundary of Lot 3000 (1551) Marmion

Avenue (Burns Beach Foreshore Reserve) to the western boundary of Marmion Avenue, then southwards along the western boundary of Marmion Ave to the starting point at the north western corner of Marmion Avenue and Burns Beach Road;

2.3.4 Woodvale Waters Specified Rate area comprises the area bounded by Timberlane Drive and Yellagonga Regional Park with street addresses of Grey-Smith Gardens, Phillips-Fox Terrace, Buvelot Place, Wakelin Close, Conder Place, Streeton Parade, Withers Grove, Olsen Court, Heysen Crest, Fullwood Walk except for Lots 156 Streeton Parade and Lot 12240 Phillips-Fox Terrace;

### 3 Emergency Services Levy:

In accordance with the provisions of sections 36B and 36L of the *Fire and Emergency Services Authority of Western Australia Act 1998*, IMPOSES the 2020-21 Emergency Services Levy Rates and Minimum and Maximum Payments on

Residential, Vacant Land, Commercial, Industrial and Miscellaneous Lots as follows:

ESL Category 1	ESL Rate (Cents in dollar)	Minimum and Maximum Payments ESL CHARGES BY PROPERTY USE			
		Residential and Vacant Land		Commercial, Industrial and Miscellaneous	
		Minimum	Maximum	Minimum	Maximum
2020-21	1.4839	\$84	\$441	\$84	\$251,000

### 4 Domestic Refuse Charges:

In accordance with the provisions of section 67, Division 3, Part 6 of the *Waste Avoidance and Resource Recovery Act 2007*, IMPOSES the following domestic refuse charges for the 2020-21 financial year:

a	Waste Refuse Charge - Existing Service	Per Annum	\$346
b	Waste Refuse Charge – For Each Service Additional to Existing Service	Per Annum	\$346
c	New Standard Bin Service	Establishment Fee	\$105
d	Waste Refuse Charge – Additional Fee for 240L Refuse Bin	Per Annum	\$185
e	New 240L Refuse Bin	Establishment Fee	\$85

### 5 Private Swimming Pool Inspection Fees:

In accordance with the *Building Act 2011* and regulation 53 of the *Building Regulations 2012*, IMPOSES for the 2020-21 financial year, a Private Swimming Pool Inspection fee of \$36.40 for each property where a private swimming pool is located;

## **6 Payment Options:**

**6.1 In accordance with the provisions of section 6.45 of the *Local Government Act 1995*, OFFERS the following payment options for the payment of rates, specified area rates (where applicable), emergency services levy, domestic refuse charge and private swimming pool inspection fees:**

### **6.1.1 One Instalment:**

**6.1.1.1 Payment in full (including all arrears) within 35 days of the issue date of the annual rate notice;**

### **6.1.2 Two Instalments:**

**6.1.2.1 The first instalment of 50% of the total current rates, specified area rates (where applicable), emergency services levy, domestic refuse charge, private swimming pool inspection fees and instalment charge, plus the total outstanding arrears payable within 35 days of the issue date of the annual rate notice;**

**6.1.2.2 The second instalment of 50% of the total current rates, specified area rates (where applicable), emergency services levy, domestic refuse charge, private swimming pool inspection fees and instalment charge, payable 63 days after the due date of the first instalment;**

### **6.1.3 Four Instalments:**

**6.1.3.1 The first instalment of 25% of the total current rates, specified area rates (where applicable), emergency services levy, domestic refuse charge, private swimming pool inspection fees and instalment charge, plus the total outstanding arrears payable within 35 days of the issue date of the annual rate notice;**

**6.1.3.2 The second, third and fourth instalments, each of 25% of the total current rates, specified area rates (where applicable), emergency services levy, domestic refuse charge, private swimming pool inspection fees and instalment charge, payable as follows:**

- the second instalment 63 days after due date of the first instalment;**
- the third instalment 63 days after the due date of the second instalment;**
- the fourth instalment 63 days after due date of the third instalment;**

**6.2 The City offers AdvancePay as a further alternative option for the payment of rates whereby, following the payment of the 2020-21 rates and charges, ratepayers can, if they wish, commence paying the 2021-22 rates in advance in weekly, fortnightly or monthly payments, by direct debit, with no fees or interest charges for any payments received by the City prior to the due date in August 2021;**

**7 Late Payment Interest:**

In accordance with the provisions of section 6.13 and 6.51 of the *Local Government Act 1995*, IMPOSES interest on all current and arrears of rates, specified area rates (where applicable), current and arrears of domestic refuse charges, current and arrears of private swimming pool inspection fees at a rate of 3% per annum, calculated on a simple interest basis on arrears amounts which remain unpaid and current amounts which remain unpaid after 35 days from the issue date of the original rate notice, or the due date of the instalment as the case may be and continues until the instalment is paid in full. Excluded are deferred rates, instalment current amounts not yet due under the two or four payment instalment option, registered pensioner portions and current government pensioner rebate amounts. Interest is calculated daily on the outstanding balance and is debited to the account monthly in arrears;

**8 Emergency Services Levy Interest Charge:**

In accordance with the provisions of section 36S of the *Fire and Emergency Services Authority of Western Australia Act 1998*, IMPOSES interest on all current and arrears amounts of emergency services levy at the rate of 8% per annum, calculated on a simple interest basis on amounts which remain unpaid after 35 days from the issue date of the original rate notice, or the due date of an instalment and continues until the arrears is fully paid. Excluded are instalment current amounts not yet due under the two or four payment instalment option, registered pensioner portions and current government pensioner rebate amounts. Interest is calculated daily on the outstanding balance and is debited to the account monthly in arrears;

**9 Instalment and Payment Arrangement Administration Fees and Interest Charges:**

**9.1** In accordance with the provisions of section 6.45 of the *Local Government Act 1995*, for the 2020-21 financial year, IMPOSES the following administration fees and interest charges for payment of rates (including specified area rates), domestic refuse charge and private swimming pool inspection fees:

**9.1.1 Two Instalment Option:**

An administration fee of \$12 for the second instalment;

**9.1.2 Four Instalment Option:**

An administration fee of \$12 for each of the second, third and fourth instalments;

**9.1.3 Special Payment Arrangements:**

Special weekly, fortnightly or monthly payment arrangements can be made with the City for those ratepayers who may be unable to pay in full or according to the instalment plans offered. An administration fee of \$34 if paid by Direct Debit (bank account only) or \$52 for non-direct debit is charged on each special payment arrangement and penalty interest of 3% per annum for rates and charges and 8% per annum for the Emergency Services Levy, from and including the thirty sixth day from the issue of the rates notice, is applied to the outstanding balance until the account is paid in full;

9.2 In accordance with the provisions of section 6.49 of the *Local Government Act 1995*, **AUTHORISES** the Chief Executive Officer to enter into special payment arrangements with ratepayers for the payment of general rates, specified area rates (where applicable), emergency services levy, domestic refuse charges and private swimming pool inspection fees during the 2020-21 financial year;

10 **AUTHORISES** as part of the 2020-21 Budget the following transfers from Reserves:

Reserve	Amount	Purpose
Capital Works Carried Forward	\$4,484,497	2019-20 uncompleted works and projects to be undertaken in 2020-21.
Parking Facility	\$1,003,867	To provide for principal and interest repayments on the Reid Promenade Car Park loan.
Asset Renewal	\$12,627,271	To fund several infrastructure asset renewal projects, as specified in the Capital Expenditure Program
Specified Area Rating – Woodvale Waters	\$5,861	To maintain enhanced landscaping in 2020-21.
Specified Area Rating – Iluka	\$1,828	To maintain enhanced landscaping in 2020-21.
Specified Area Rating – Harbour Rise	\$4,426	To maintain enhanced landscaping in 2020-21.
Specified Area Rating – Burns Beach	\$4,311	To maintain enhanced landscaping in 2020-21.
Strategic Asset	\$8,470,700	To fund several infrastructure asset projects, as specified in the Capital Expenditure Programs.

11 **AUTHORISES** as part of the 2020-21 Budget the following transfers to Reserves:

Reserve	Amount	Purpose
Waste Management	\$517,790	Surplus arising from waste management operations.
Tamala Park Land Sales	\$500,000	Equity distribution from Tamala Park Regional Council.
Strategic Asset	\$1,425,000	Provision for future projects.
Parking Facility	\$1,916,551	Surplus from paid parking to provide for the repayment of the loan for parking and other future Joondalup City Centre works and services.
Non-Current Long Service Leave	\$100,000	Increase in cover for future long service leave liabilities.
Asset Renewal	\$19,815,000	To fund renewal of assets
All reserves	\$521,482	Interest earned on the investment of reserve funds.

- 12 **ADOPTS as part of the 2020-21 Budget, the Fees and Charges, as set out in Attachment 8 to Report JSC07-06/20 to the Budget, with those fees and charges being applicable from Monday, 6 July 2020 unless indicated otherwise in Attachment 8 of Report JSC07-06/20 to the Budget;**
- 13 **ADOPTS for the financial year ended 30 June 2020 a variance amount of \$50,000 or 5% of the appropriate base, whichever is the higher, to be a material variance for the purposes of reporting under regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.**

*Appendix 2 refers*

To access this attachment on electronic document, click here: [Attach2agn200630.pdf](#)

**CLOSURE**



## APPENDICES

ITEM NO.	TITLE	APPENDIX NO.	STAMPED PAGE NO.
JSC05-06/20	PROPOSAL FOR LEVYING DIFFERENTIAL RATES FOR THE 2020-21 FINANCIAL YEAR	1	1
JSC06-06/20	DRAFT 2020-21 BUDGET	2	6



**DECLARATION OF  
FINANCIAL INTEREST/INTEREST THAT MAY AFFECT  
IMPARTIALITY**

**To: CHIEF EXECUTIVE OFFICER  
CITY OF JOONDALUP**

<b>Name/ Position</b>	
<b>Meeting Date</b>	
<b>Item No/ Subject</b>	
<b>Nature of Interest</b>	Financial Interest * <span style="float: right;"><i>* Delete where not applicable</i></span> Interest that may affect impartiality*
<b>Extent of Interest</b>	
<b>Signature</b>	
<b>Date</b>	

Section 5.65(1) of the *Local Government Act 1995* states that:

*“A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by that member must disclose the nature of the interest:*

- (a) in a written notice given to the CEO before the meeting; or*
- (b) at the meeting immediately before the matter is discussed.*



**QUESTION TO BE ASKED AT  
BRIEFING SESSION/COUNCIL MEETING**

**NAME** .....

**ADDRESS** .....

**QUESTIONS**

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Please submit this form at the meeting or:

- **post** to The Chief Executive Officer, City of Joondalup, P O Box 21, Joondalup WA 6919
- **email** to [council.questions@joondalup.wa.gov.au](mailto:council.questions@joondalup.wa.gov.au)

**Please note that:**

- Questions asked at a **Briefing Session** must relate to matters contained on the draft agenda.
- Questions asked at a **Council meeting** can relate to matters that affect the operations of the City of Joondalup.
- Questions asked at a **Special Meeting of the Council** must relate to the purpose for which the meeting has been called



**STATEMENT TO BE MADE AT  
BRIEFING SESSION/COUNCIL MEETING**

TITLE <i>(Mr/Mrs/Ms/Dr)</i>	FIRST NAME	SURNAME	ADDRESS

**STATEMENT**

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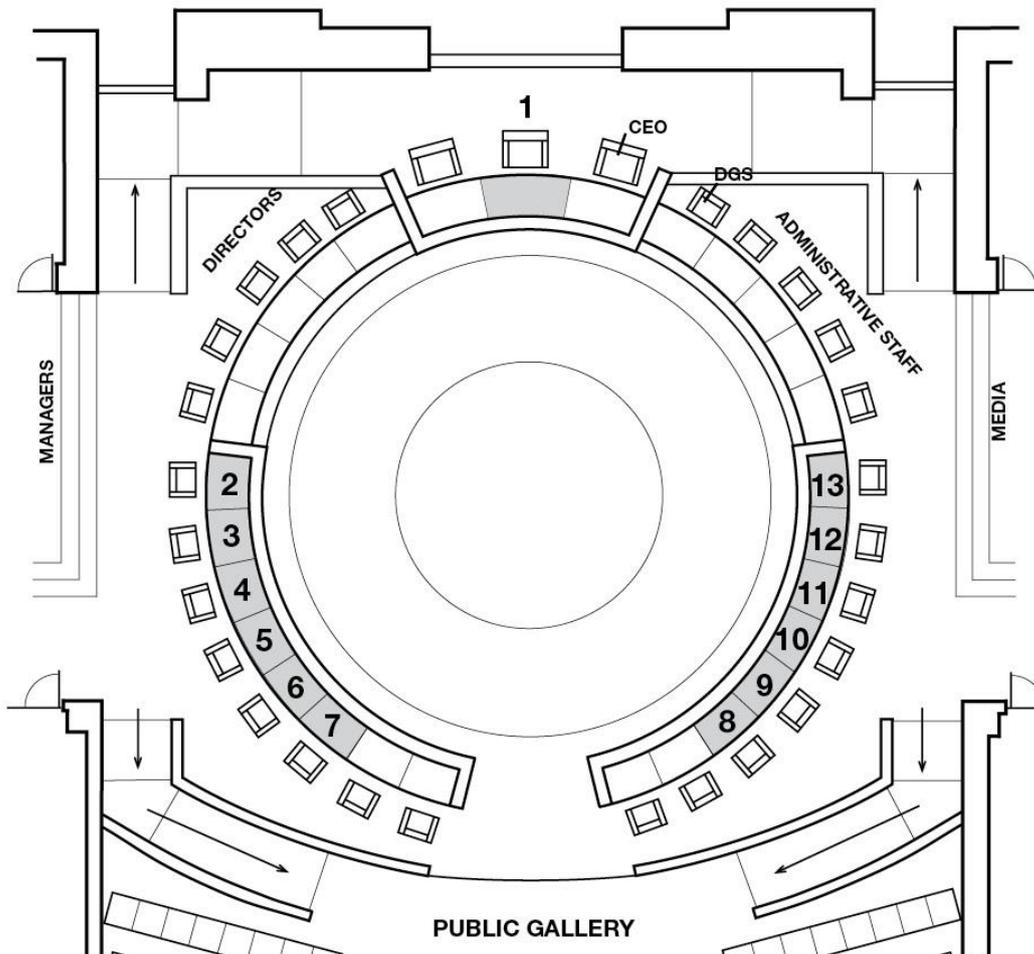
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Please submit this form at the meeting.

**Please note that:**

- Statements made at a **Briefing Session** must relate to matters contained on the draft agenda.
- Statements made at a **Council meeting** can relate to matters that affect the operations of the City of Joondalup.
- Statements made at a **Special Meeting of the Council** must relate to the purpose for which the meeting has been called.

## Council Chamber – Seating Diagram



### Mayor

1 His Worship the Mayor, Hon. Albert Jacob, JP (Term expires 10/21)

### North Ward

- 2 Cr Kerry Hollywood (Term expires 10/21)
- 3 Cr Tom McLean, JP (Term expires 10/23)

### North-Central Ward

- 4 Cr Philippa Taylor (Term expires 10/21)
- 5 Cr Nige Jones (Term expires 10/23)

### Central Ward

- 6 Cr Christopher May (Term expires 10/21)
- 7 Cr Russell Poliwka (Term expires 10/23)

### South-West Ward

- 8 Cr Christine Hamilton-Prime (Term expires 10/21)
- 9 Cr John Raftis (Term expires 10/23)

### South-East Ward

- 10 Cr John Chester (Term expires 10/21)
- 11 Cr John Logan (Term expires 10/23)

### South Ward

- 12 Cr Russ Fishwick, JP (Term expires 10/21)
- 13 Cr Suzanne Thompson (Term expires 10/23)