



Mayor’s message

Bayswater Council has adopted a budget that delivers the services our community expects in a financially responsible way.

I believe we have exercised the necessary restraint in these challenging economic times without cutting services. We have stuck to our strategy of aligning rate increases with CPI plus 1%. 1% of rates will be put into reserves to maintain and renew our \$1.2 billion assets for future generations.

Improved residential and commercial property owners will see their rates increase by an average of 4.54%, while vacant landowners who have benefited from increasing property prices but have not contributed to the amenity or vibrancy of the area, will pay more.

This budget will fund the basic assets local governments are responsible for but are often taken for granted.

The City will continue to support more than 150 local community and sporting clubs by providing clubrooms and facilities. This year, more than \$750,000 will be spent on the renewal of sportsgrounds.

Play equipment will also be replaced at 6 parks across the City at a cost of \$460,000. This is alongside the \$220,000 to be spent on additional furniture, signage, fencing and bins, so our community can continue to enjoy their local parks.

\$10.45 million will be spent on maintaining our more than 190 buildings for the community to use. This includes the City’s three libraries, the Bayswater and Morley Community Centres, The RISE, Bayswater Waves, and Morley Sport and Recreation Centre. We also maintain 460km of local roads ensuring they are safe for users.

This budget also funds core services people rely on, including the City’s FOGO, recycling and general waste collections, and regular community safety patrols.

The City will continue to mow, prune and maintain more than 180 parks, ovals, open spaces and 2 public golf courses. Our new Streetscape Services team will keep our neighbourhoods looking presentable and more than 3,000 trees will be planted as part of our \$2.3 million-dollar tree planting program.

This budget will enable our Community Development team to continue to deliver programs and activities that promote social connection, health and wellbeing, education and literacy, and support the vulnerable in our community.

On behalf of Council, I am proud to deliver a budget that provides the services people rely on and maintains the assets we use every day.

Mayor Filomena Piffaretti
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Differential rates

Differential rating is where ratepayers make a reasonable contribution to the cost of local government services and facilities based on land use.

The City imposes differential rates and minimum payments under sections 6.33 and 6.35 of the *Local Government Act 1995*.

The City’s four different rating categories are Residential (Improved), Commercial/Industrial (Improved), Residential – Vacant and Commercial/Industrial – Vacant.

- Residential (Improved):** To ensure residential properties contribute equitably to the cost of local government services and facilities.
- Commercial/Industrial (Improved):** To ensure commercial and industrial properties contribute equitably to the cost of local government services and infrastructure, reflecting the higher level and cost of services provided to these areas.
- Residential – Vacant:** To encourage the development of vacant residential land and support the efficient use of land within the district.
- Commercial/Industrial – Vacant:** To encourage the development of vacant commercial and industrial land, promote economic activity and support the efficient use of land within the district.

Minimum payments are in place to ensure all properties make a reasonable minimum contribution towards the cost of local government services and facilities, having regard to the respective rating categories.

For 2026/27, Council approved the following changes to the rate in the dollar and minimum payments:

Differential Category based on GRV	Rate in the Dollar (\$)	Minimum Payment (\$)
Residential (Improved)	0.052509	1,237.20
Commercial/Industrial (Improved)	0.071880	1,693.60
Residential - Vacant	0.072462	1,772.90
Commercial/Industrial - Vacant	0.104493	2,484.50

The differential rates and minimum payments adopted by Council for 2026/27 differ from those advertised for public comment under section 6.36 of the *Local Government Act 1995*. Following consideration of submissions and a review of the City’s financial position, Council resolved to reduce the rates originally proposed in order to lessen the financial impact on ratepayers.

The State Government’s revaluation of properties

Every three years, the State’s land information authority, Landgate, reassesses the Gross Rental Value (GRV) for all properties in the Perth metropolitan area. This year is a revaluation year.

Due to variations in GRV increases, property owners in the City of Bayswater may experience changes to their rates bill that is greater or less than the 4.95% increase set by Council.

On average, this equates to an increase of \$1.34 per week for residential (improved) property owners.

How your rates are calculated

Every year, the City sets a budget for the upcoming year. The total budget is the amount of money needed to fund the services the City provides and the infrastructure it maintains and upgrades. The budget is funded by a number of income sources including rates, fees and charges, and government grants.

Your rates are calculated by multiplying your GRV by the rate in the dollar set by Council.

As an example, the owner of an average residential property in the City of Baywater would pay:

\$30,000

(property valuation or GRV)

x 0.052509

(rate in the dollar)

= \$1,575.27

in rates



Civic Centre Opening Hours:
8.30am - 4.30pm (Monday to Friday)
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Postal address: PO Box 467 Morley WA 6943
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Your Councillors

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2026/27 Budget

Funding the services and assets you use



Recreation \$18.21 million

The City operates three recreation centres at Bayswater Waves in Embleton, The RISE in Maylands and the Morley Sport and Recreation Centre. The City also operates Maylands Waterland, a premier outdoor water playground on the banks of the Swan River, and maintains the City of Bayswater Skate Park in Embleton and the BMX and Mountain Bike Facility next to Claughton Reserve in Bayswater.

Environmental management \$4.07 million

The City will continue to address water quality through the creation of living streams, riverbank restoration and water-sensitive urban design projects. Our team will work closely with environmental community groups to protect, restore and enhance natural areas. Council will continue to implement works identified in the Maylands Lakes Environmental Restoration Masterplan to address water quality and midge issues faced by residents. The City will plant trees on verges and in parks and natural areas as part of its annual tree planting program and continue work on the construction of an urban forest at Riverside Gardens after the City secured funding from the State and Federal Governments.

City administration \$13.18 million

The City will continue to be managed efficiently in the areas of governance, information technology, finance, communications, information management, performance monitoring, people and culture, occupational health and safety, compliance and accountability, Council business, risk and rates services.

Planning and building \$4.47 million

The City is responsible for assessing planning applications and building permits in line with State Government legislation. Our Statutory Planning team continues to support developers and residents by providing pre-lodgement advice and offering fast-track approvals, as well as a 'book a planner' service. Our Statutory Building team provides support to customers applying for building permits and licences. The City also continues to inspect pool and spa barriers to keep children safe.

The City will continue to implement its new Local Planning Strategy (LPS) that will guide planning and development within the City for the next 10 to 15 years.

Public health \$3.20 million

The City undertakes inspections of food businesses, public buildings and unkempt properties. We investigate air pollution, respond to noise and other health-related complaints and test the water quality of our river and public pools. The City was the first local government in WA to develop a commercial mosquito control program using drones. We contract out this service to the State and other local governments.

Economic development and placemaking \$1.39 million

The City will continue to work to support existing businesses and attract investors to the City through targeted initiatives aligned with its Economic Development Strategy. The City will continue to support placemaking and destination marketing activities that activate our four town centres, attract visitors and drive economic activity. The City will continue to focus its advocacy efforts on attracting vital funding for infrastructure and key precincts.

Community grants \$0.17 million

This budget provides for close to \$170,000 in grant funding to businesses and environmental, sporting and community groups. This includes Community Capital Request Grants that provide accessibility improvements or upgrades to community facilities, Better Bayswater Grants that make our City a better place to live, Community Events Grants that bring people together, Placemaking Grants that improve shopfronts and enhance our town centres, and donations to charitable organisations.

Roads, footpaths and drainage \$20.06 million

The City will continue to upgrade its existing network of roads, footpaths and cycleways, drains and street lighting. The City manages 460km of local roads at a replacement cost of \$220.8 million.

This year's budget includes \$1.1 million towards the extension and upgrade of the City's footpath network to improve connectivity and access to facilities, supporting people to walk and cycle within our community.

The City will continue to improve the safety and accessibility of its road network as part of the State-funded Low-Cost Urban Road Safety program, including the Maylands Peninsula precinct.

Parks and open space \$5.75 million

The City maintains more than 180 parks, ovals and open spaces. This equates to 370 hectares of green space and includes two public golf courses and 24 sporting ovals. The City provides clean and safe playgrounds, picnic areas and barbecue facilities.

\$460,000 has been allocated in this budget towards the upgrade of playgrounds at Tom Cameron Park and Kanimbla Reserve in Morley, Lightning Park in Noranda, the Foreshore Reserve and Plowmans Park in Maylands, and Brown's Lake Reserve in Bedford. An additional \$220,000 will be spent on park furniture, signage, fencing and bins.

Buildings \$13.15 million

The City continues to maintain 190 buildings for the community to use, including its three libraries, the Bayswater and Morley Community Centres, The RISE, and Morley Sport and Recreation Centre.

Waste and recycling \$15.27 million

An early adopter of the three-bin system, the City coordinates a weekly Food Organics Garden Organics (FOGO) service and a fortnightly recycling and general waste collection.

The City also provides residents with bulk bins, mattress and white goods collections, and access to its waste transfer station. We are committed to the promotion of waste education in schools and the broader community to improve the separation of recyclables and divert waste to landfill.

Sporting facilities \$11.50 million

The City supports more than 150 local community and sporting clubs by providing clubrooms and facilities. Over \$750,000, including grants, will be spent on the renewal of sportsgrounds and related infrastructure this year. This includes replacing the cricket practice nets at Grand Promenade Reserve and synthetic match cricket wickets at various grounds. Soccer goals will be replaced at Elstead and Frank Drago Reserves. The popular vert ramp at the City of Bayswater Skate Park will be resurfaced. Floodlights will be renewed at Lower Hillcrest Reserve and lamps replaced at Lightning Park. \$750,000 will go towards the final planning and design of replacement soccer clubrooms at Frank Drago Reserve.

Security and CCTV \$4.20 million

The City will continue to keep your neighbourhood safe with its regular community safety patrol and network of CCTV cameras. The City will spend \$1.5 million on CCTV cameras this year. This includes the purchase and management of CCTV systems and infrastructure to deter anti-social behaviour and improve community safety.

Rangers and emergency management \$2.71 million

The City will continue to manage parking, promote responsible pet ownership and ensure we are bushfire ready. The City supports State Government agencies responding to emergencies in the community and is responsible for recovery management.

Caring for our seniors \$1.03 million

The City will continue to coordinate programs, events and activities at the Bayswater and Morley Community Centres that encourage community connection among older adults. The services and initiatives provided at the Community Centres aim to enhance the health and wellbeing of older people who live/work in or visit the City.

Community development \$2.13 million

The City delivers a range of programs and activities that promote social connection, health and wellbeing, education and literacy, and support vulnerable members in our community. We will continue to take actions to make the City more inclusive, encourage older adults to participate in community life, oversee the City's Youth Advisory Council and continue on our journey towards Reconciliation. The City will continue to provide a community bus for not-for-profit community groups and clubs within the City.

Community events \$0.88 million

The City will fund a range of signature community events, including the Community Art Awards and Exhibition, Avon Descent Finish Line Festival and Carols by the River. In 2027, the Maylands town centre will come alive with STREAT – a street party takeover event aimed at bringing people together to celebrate food, culture and live entertainment.

Libraries \$3.03 million

We provide three libraries conveniently located in our retail centres of Morley, Bayswater and Maylands. Our libraries provide a wide range of items available for loan, free Wi-Fi and computer use, access to City services, printing and photocopying. Programs, events and activities held at the libraries support children's literacy and foster a love of reading, promote social connection, enable digital inclusion and encourage lifelong learning among adults.

Total budget
\$124.40M*