

## 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's four different rating categories are residential, commercial/industrial, vacant residential and vacant commercial/industrial.

## How your rates are calculated

Each property in the City of Bayswater is issued an independent valuation by the State Government's land information authority, Landgate. This is called the Gross Rental Value (GRV).

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 rates collected, fees and charges, and government grants.

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

For 2025/26, Council approved the following:

Differential Category based on GRV	Rate in the Dollar (\$)	Minimum Payment (\$)
Residential (Improved)	0.077288	1,183.40
Commercial/Industrial (Improved)	0.079993	1,224.80
Residential - Vacant	0.088881	1,360.90
Commercial/Industrial - Vacant	0.100474	1,538.40

Therefore, as an example, the owner of an average property in the City of Bayswater would pay: \$20,000 (property valuation or GRV)

$$\begin{aligned}
 & \$20,000 \text{ (property valuation or GRV)} \\
 & \times 0.077288 \text{ (rate in the dollar)} \\
 \hline
 & = \$1,545.76 \text{ in rates}
 \end{aligned}$$

## Mayor and Councillors



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# City of Bayswater

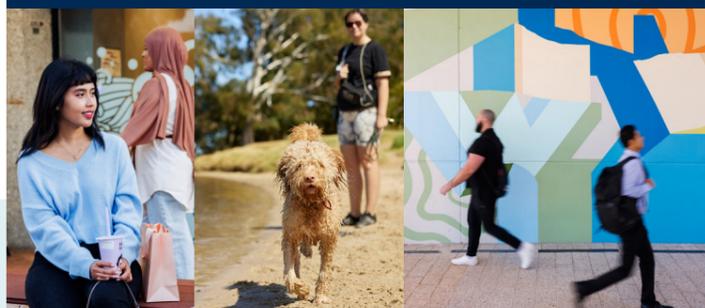
## 2025/26 Budget

### Taking action on community priorities



## City of Bayswater

P: 9272 0622 | mail@bayswater.wa.gov.au | bayswater.wa.gov.au  
 This brochure is available in alternative formats upon request.



## Mayor's message

Bayswater Council recently adopted a budget that responds to community priorities while delivering one of the lowest rate increases in the metropolitan area.

Our 2025/26 Budget funds the services our community expect, and maintains the assets we use every day. The low rate increase of 3.5% considers CPI while ensuring we put 1% into reserves for the future.

Most importantly, this budget takes action on issues that are important to our community. It sets aside \$2.4 million to commence works identified in the Maylands Lakes Masterplan. This represents a significant milestone in addressing the water quality and midge issues experienced by residents living near Maylands Lakes.

This budget tackles crime and community safety, with \$2.6 million allocated to the operation of the City's Community Safety unit. This is the largest investment Council has ever made in keeping our residents safe. It includes funding for two new staff to lead the City's 24/7 Community Safety team. It also includes \$760,000 for the purchase and management of CCTV systems and infrastructure to deter anti-social behaviour.

This budget takes action to address our tree canopy through the employment of an Urban Forest Officer to enhance our Tree Planting Program by identifying planting and funding opportunities, like the urban forest being created at Riverside Gardens.

It also includes \$2.3 million for the City's Tree Planting Program that has seen 10,000 trees planted across the City over the last three years, \$100,000 to fund the planting of trees on hard-surfaced median strips and paved verges across the City and \$30,000 towards the City's popular Plants to Residents program.

This budget also responds to the priorities set by our community, such as the need to redevelop the Frank Drago Soccer Precinct to facilitate growing participation in sport. Council has committed \$5 million and secured an additional \$5 million in State Government funding towards stage one of the redevelopment of Frank Drago. The redevelopment will deliver modern facilities and a main pitch that allows teams to compete in the National Premier League and Football Australia's B League. This vital funding will ensure women and girls have access to the facilities they need to play competitive sport.

We know our residents have a sense of pride in our City. I am confident the employment of a new three-person Streetscape Maintenance team funded in this budget will have an immediate impact on the appearance of our local neighbourhoods and contribute to the sense of pride we all have, living here in this beautiful City.

This budget also prioritises the need for additional footpaths. This year, the City will spend \$972,000 on the extension and upgrade of our local footpath network. This is a huge investment compared to other years.

This budget is the result of strong financial management over the past three years. It not only delivers the services our community expect and the assets we use – it responds to the priorities identified by our community.

On behalf of Council, I look forward to delivering on them.

**Mayor Filomena Piffaretti**

# How your rates are spent



## Recreation \$15.36 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 \$9.36 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 has set aside \$2.4 million to commence works identified in the Maylands Lakes Masterplan. This represents a significant milestone in addressing the water quality and midge issues experienced by our community at Maylands Lakes.

The City will spend \$2.3 million to plant trees on verges and in parks and natural areas as part of its annual Tree Planting Program. \$100,000 will fund the planting of trees on hard-surfaced median strips and paved verges across the City.

\$1.9 million will go towards the construction of an urban forest at Riverside Gardens after the City secured funding from the State and Federal Governments.

## City administration \$10.49 million

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

This year's budget contains funding towards the City's enterprise resource planning project, which will see the improved integration of its business systems through software and technology.

## Planning and building \$5.15 million

We will continue to assess planning, subdivision and building permits. The City's new Local Planning Strategy will guide planning and development within the City for the next 10 to 15 years. The City is now preparing a new local planning scheme following the adoption of its Local Planning Strategy.

## Public health \$2.97 million

The City conducts health inspections at cafés and restaurants, and controls pests such as mosquitoes. We monitor air pollution, respond to noise complaints and test the water quality of our river and public pools. The City runs a wide range of holistic health and wellbeing programs throughout the year, in line with its Public Health and Wellbeing Plan to create a healthier Bayswater community.

## Economic development and placemaking \$0.32 million

\$40,000 has been allocated to support business growth, economic activation and the promotion of the City through targeted initiatives aligned with the Economic Development Strategy, along with \$60,000 to enhance the vibrancy of the City's four town centres and Bedford shopping precinct through place activation activities.

## Community grants \$0.23 million

This budget provides over \$229,000 in grant funding to businesses and environmental, sporting and community groups. This includes Community Capital 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 \$20.88 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 \$344.5 million.

This year's budget includes \$972,000 towards the extension and upgrade of the local footpath network to improve connectivity and access to facilities, supporting people to walk and cycle within our community. The City received \$2 million in State funding to improve the safety and accessibility of its road network as part of the Low-Cost Urban Road Safety program.

## Parks and open space \$8.36 million

The City maintains over 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.

\$535,000 has been allocated in this budget towards the upgrade of playgrounds at Riverside Gardens, Jakobson Reserve (North) and Swan Lake Reserve.

## Buildings \$8.35 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, Bayswater Waves and Morley Sport and Recreation Centre.

## Waste and recycling \$14.47 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 and will spend an additional \$150,000 to improve the separation of recyclables and divert waste to landfill.

## Sporting facilities \$15.47 million

The City supports more than 150 local community and sporting clubs by providing clubrooms and facilities.

The City has set aside \$5 million towards stage one of the redevelopment of the Frank Drago Soccer Precinct. This is in addition to the \$5 million secured through a State Government election commitment. The redevelopment will deliver modern facilities that support growing participation in soccer.

Over \$1.4 million, including grants, will be spent on the renewal of sportsgrounds.

This includes upgrades to existing synthetic cricket practice nets at De Lacy, Deschamp and Grand Promenade Reserves, long jump run ups at Emberson Reserve and Noranda Sporting Complex, soccer goals at Gibbney Reserve and new courts at the Maylands Tennis Club. Included within this amount is \$472,000 for a new synthetic bowling green at Bayswater Bowling Club.

## Security and CCTV \$3.45 million

The City will continue to keep your neighbourhood safe with its regular security patrol and network of CCTV cameras. The City will spend \$760,000 on CCTV 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 \$2.35 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 \$0.93 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 \$1.53 million

The City delivers a range of programs and activities in community development. 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.

**Total budget**  
**\$123.81M\***

\*For accounting reasons and for ease of understanding, depreciation and asset disposals have been removed from the figures listed above. The depreciation and asset disposal figures can be found in the 2025/26 Statutory Budget. Figures are rounded to the nearest \$10,000.