TOWN OF
Bassendean

Budget & Rates

2026-2027

Every budget tells a story

Dear Community Member,

This year's budget tells a story of a community growing, adapting and looking confidently to the future. It reflects our aspirations for vibrant public spaces, quality facilities, sustainable environmental outcomes and infrastructure to support our evolving needs.

As we present this year's budget, our focus has been on balancing responsible financial management with future planning and investment in what makes the Town of Bassendean a great place to live. We recognise the cost-of-living pressures facing many households and have worked to ensure this budget remains responsible and responsive.

In recent years, prudent financial management has strengthened the Town's financial position and grown our reserves. Improved service planning has reduced employee costs as a share of rates revenue. This disciplined approach places us on stronger footing to meet future challenges and opportunities.

This budget has been shaped during a challenging global economic period. Ongoing conflict, fluctuating fuel prices and higher supplier and contractor costs continue to place pressure on households, businesses and local governments.

It also comes in a Landgate revaluation year, with Gross Rental Valuation (GRV) increasing by an average of 43 per cent. Despite this, Council has set the rate increase broadly in line with metropolitan local government averages.

We heard your feedback on the proposed 5.9% rate increase and, after careful review, reduced it to 4.9% to help minimise the impact on residents while continuing to deliver essential services.

The 2026–27 Budget includes significant investment in our town, with over $35 million for essential services, as well as roads, parks, sporting facilities, community spaces, safety initiatives and natural area restoration.

Key projects include the Jubilee Reserve Redevelopment, progression of the Ashfield Flats Master Plan, a new jetty at Point Reserve, and road safety improvements through Black Spot projects and the Low-Cost Urban Road Safety Program. We'll also see developer-funded public art celebrating local identity and culture.

Looking ahead, we'll invite the community to help shape our Council Plan 2027–2031, ensuring it reflects local priorities.

Your rates are an investment in our shared future, and Council remains committed to managing that investment responsibly. Thank you for your contribution to making our Town a better place to live, work and belong.

Warm regards,

Kath Hamilton
Mayor, Town of Bassendean

How we're investing

In 2026–2027 the Town of Bassendean will invest a total of $35 million into the delivery of infrastructure and services to the community.

$3.8 million
Manage our waste and recycling:

- Weekly collection for Food Organics Garden Organics (FOGO).
- Fortnightly collection for general waste (landfill) and recycling.
- On-demand collection for lounges, mattresses, and whitegoods (up to three items per year).
- Two pre-booked loose verge collections per year (either one general waste and one green waste, or two green waste).
- Additional Christmas collections (all three bins collected 28 December – 8 January).
- Free recycling drop-off points for batteries, aerosol cans, mobile phones, X-rays, ink cartridges, fluorescent globes and tubes, e-waste, cardboard, polystyrene, household appliances, scrap metal, fridges/freezers, hazardous household waste and other items that can't go in the kerbside bins.
- Two free tyre drop-off days (May and October).

$8.1 million
Maintain and expand transport and other infrastructure:

- Road and footpath upgrades.
- Fit-for-purpose replacement of ageing plant and fleet.
- Operational services including maintenance of drainage, roads, footpaths and buildings.
- Continue to implement the Low-Cost Urban Road Safety Program to reduce road trauma in the Town.
- State Black Spot projects at Anzac Tce and Ivanhoe St and Scaddan St and Iolanthe St intersections.
- Federal Black Spot project at Haig St and Coulston Rd intersection.
- Bassendean Bowling Club carpark rehabilitation.
- West Road and Old Perth Road roundabout upgrade.
- Ashfield Parade drainage reinstatement.
- Drainage maintenance for mosquito control.

Helping you move around the Town:

- 99 km of roads.
- 102 km of paths.

$5.4 million
Improve and maintain community facilities:

- Jubilee Reserve Redevelopment: detailed design for refurbishment of Stan Moses Pavilion and Caledonians clubrooms with construction commencing in 2027.
- New air conditioning at Alf Faulkner Hall.
- BIC Reserve tennis courts: conversion of two grass courts into hard courts, inclusion of sports lighting and fencing realignment, and drainage upgrade, pending CSRFF funding.
- Upgrade of Success Hill Reserve public toilet block.
- Jubilee Reserve practice cricket nets and synthetic turf renewal.
- Solar lighting at Pickering Park boat ramp.
- Upgrade to animal care facilities at the Depot.

$488k
Town Centre development:

- Precinct Structure Plan.
- Bassendean Oval Redevelopment Stage 2: schematic design and Treasury business case funded by the WA Government.

Plus Ranger Services, Planning, Building Services and more.

- Two tip vouchers, redeemable at Red Hill Waste Management Facility and with a small surcharge at Baywaste Transfer Station and Recycling Centre.
- Two kitchen caddy liner roll vouchers, redeemable at the Library.
- Sustainability workshops and discounted home composting systems and modern cloth nappy kits.

We encourage landlords to pass on their tip vouchers and kitchen caddy liner vouchers to tenants. These are issued with QR codes, which can be redeemed electronically and re-issued if lost or stolen.

$7.8 million

Maintain and enhance parks and natural areas:

- Ashfield Flats Master Plan implementation, including Sandy Beach Reserve Foreshore, funded through the Australian Government's Natural Heritage Trust under the Urban Rivers and Catchments Program.
- Point Reserve Foreshore Plan: jetty design, path and riverbank restoration.
- Bindaring Wetlands pathways.
- Ashfield Reserve irrigation renewal.
- Ecozoning at BIC Reserve, funded through the Gnangara Waterwise Councils Grants Program.
- Installation of two bird waterers.
- Ashfield Parade Foreshore investigation and concept designs, pending grant funding.
- Revegetation projects co-funded through the State Government's Riverbank Program (Success Hill Reserve Foreshore revegetation) and Swan Canning Riverpark Urban Forest Program (Bindaring Park).
- Deakin Street Foreshore community restoration project.
- Services to maintain parks, natural areas, river foreshore and undertake revegetation.
- Planting 500 new street trees and 14,000 local native seedlings in natural areas.

Head outdoors and experience:

- 30 playgrounds, including the nature playground at Sandy Beach Reserve.
- 20 ha of natural area.
- 4 km of river foreshore.
- 14,500 new trees and plants in the Town.

$4 million

Community participation, engagement, and activation:

- Development of Council Plan 2027–2031.
- Developer-funded public art installation at Park Estate Reserve.
- Reconciliation Action Plan endorsement and year 1 actions.
- Delivery of community and civic events.
- Community Grants Program.
- Community Awards.
- Sustainability programs including Plants to Residents, Trees to Residents and our Verge Rebate Program, co-funded by Water Corporation's Waterwise Greening Scheme.
- Bassendean Memorial Public Library services and programming including implementation of new library management system and upgrades to the Local History Preservation Room.
- Development of a CCTV Strategy.
- Introduction of funding for Commercial CCTV rebate.
- RElax Program.
- Volunteer Services.
- Telethon cinemas at BIC Reserve.
- Delivery of Disability Access and Inclusion Plan: continued training for staff under the Hidden Disability Sunflower Scheme, development of accessible community facilities map and Sensory Rhymetime resources.
- Progression of the Public Open Space Strategy.

Check out the Town's website for upcoming events, courses and activities.

How we're performing

In recent years the Town has strengthened its financial position. The figures below show how careful budgeting, strong financial discipline and long-term planning are helping us deliver for the community now and into the future.

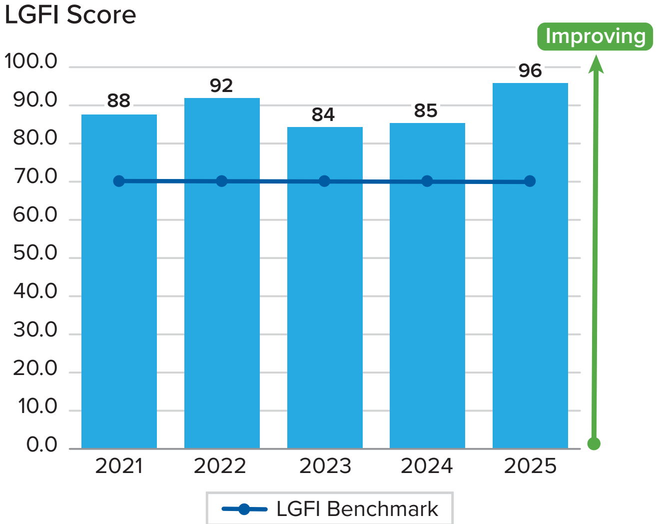
Our Local Government Financial Index (LGFI) score

The WA Local Government Financial Index (LGFI) is an annual measure introduced by the State Government to help councils and communities better understand financial sustainability. It brings together four key indicators of financial health, including liquidity, operating performance, debt capacity and long-term financial risk.

The Town's results over the past five years show a consistently strong financial position. Our liquidity remains well above benchmark, debt levels are low, and our net financial liabilities remain strongly negative, meaning we hold more financial assets than liabilities.

Overall, our LGFI score has improved from 88 to 96, showing the Town is financially stable and well placed to plan ahead, renew assets and continue delivering services for the community.

LGFI Score



Growth in reserves

Reserves in local government are **cash-backed allocations** set aside for specific future purposes, governed by legislation and Council policy. They help Councils stay financially stable, fund major projects, and manage risks.

Over the past five years, the Town has steadily built its reserves, with actual balances increasing from $8.7 million in 2021/22 to $15.8 million in 2025/26 — a growth of more than 80%.

Each year, actual results have been above budget, reflecting disciplined financial management and a clear focus on building capacity for the future. A stronger reserves position means the Town is better able to fund asset renewal, respond to future challenges and invest in community infrastructure over time.

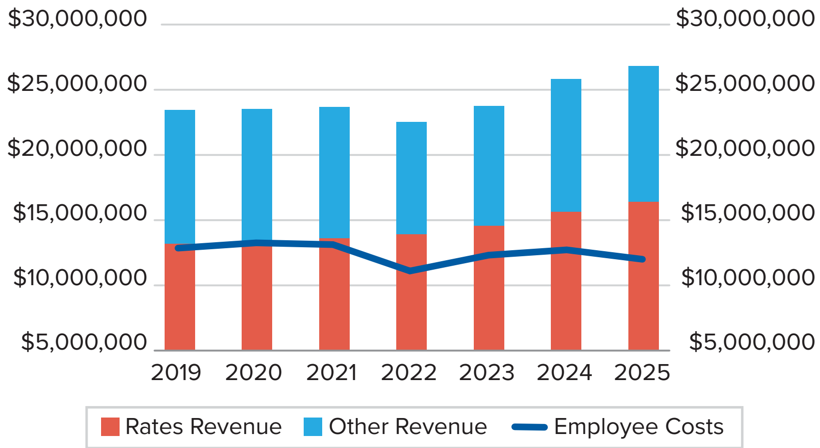
Year	Budget	Actual
2021/22	6,841,441	8,743,503
2022/23	7,236,210	9,596,927
2023/24	8,862,298	11,385,930
2024/25	10,684,673	13,795,477
2025/26	13,972,048	15,804,919

"...the Town is financially stable and well placed to plan ahead, renew assets and continue delivering services for the community."

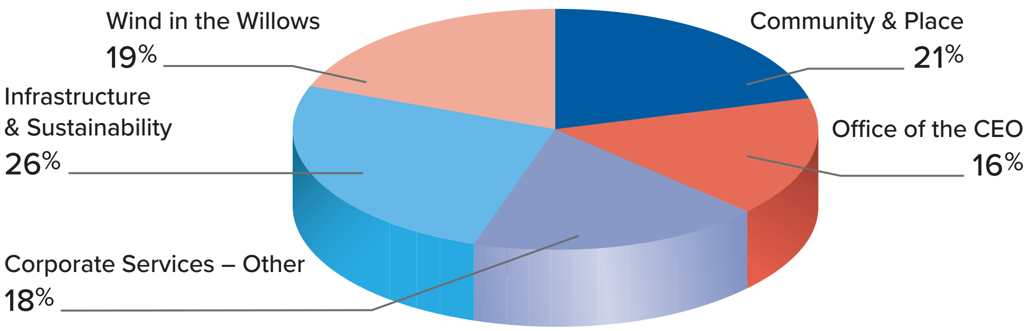
Streamlining operational costs

Employee costs have reduced by 3% since 2021, despite salary and wages growth of 18.5% over the same period. This reflects improved efficiency and service planning across the organisation.

Salaries % of Revenue



Employee Costs 2026–27



65% or $6.9 million

in capital projects funded through grants

Record grant funding

In the 2026/27 budget, a record 65% of capital projects will be funded through grants, delivering $6.9 million in infrastructure and other works across the Town.

Less than 19% of capital works will be funded from municipal funds, with the remainder from reserves. This means the Town is able to deliver major projects while reducing pressure on ratepayers.

This outcome reflects the Town's continued success in securing funding from the WA and Australian Governments for major projects such as the Jubilee Reserve Clubrooms Redevelopment and Stage 2 of the Bassendean Oval Redevelopment.

Historically lower than CPI rate increases

Over the past nine years, the Town's total rate in the dollar increases have remained below Perth CPI overall.

From 2017 to 2026, the Town's total rate in the dollar increase was 31.24%, compared with 35.51% for Perth CPI. This reflects Council's commitment to balancing cost pressures with a measured approach to rates.

How your rates are calculated

Rates are calculated by applying a rate in the dollar (set by Council) to the Gross Rental Value (GRV) of a property (determined by Landgate).

The year 2026/27 marks a Triennial Valuation year for Gross Rental Values (GRVs). The Town has received an updated property roll for 2026/27 from Landgate. The rates in dollars are calculated based on these updated GRVs. There has been a significant overall increase in GRVs across the Town, with an average increase of 43%.

A different rate in the dollar is charged for three different categories: residential, commercial and industrial, and vacant properties. This is known as differential rating. The residential rate in the dollar is the base rate. The rate in the dollar for commercial and industrial properties and short-term accommodation recognises the higher demand on the Town's infrastructure and services, The rate in the dollar for vacant residential, commercial and industrial properties is higher than occupied land in an effort to promote development and thereby stimulate growth in the Town. For vacant land, the three categories are treated in the same way.

Implementing a minimum payment acknowledges that all property owners have an equal opportunity to benefit from the facilities and services provided by the Town, regardless of their property's value and should make a reasonable contribution to the cost of providing those facilities and services.

The adopted rate in the dollar and minimum payment for each differential rating category is:

Rating Category	2026/27 Cents in $	2025/26 Cents in $	2026/27 Minimum Payment	No of Properties
Improved – Residential	5.7925	8.4955	1,229.00	6889
Improved – Commercial and Industrial	9.268	10.1946	1,229.00	390
Vacant Land - Residential, Commercial and Industrial	11.4692	14.8671	1,229.00	181

Pensioners and Seniors

If you have a valid concession card, you may qualify for a rates rebate or deferment. To apply for a pensioner or senior rebate, complete an application online at watercorporation.com.au or contact the Water Corporation on 1300 659 951.
The concession will apply from the date your application is received by the Water Corporation.

Key dates for Payment

1. **Pay in full by 31 August 2026 to enter the draw to win $1,000 off your rates.***
2. **Pay by two instalments:**
   - **31 August 2026**
   - **7 January 2027**
3. **Pay by four instalments:**
   - **31 August 2026**
   - **2 November 2026**
   - **7 January 2027**
   - **9 March 2027**
4. **Pay by direct debit monthly or fortnightly (please contact the Rates Department on 9377 8000 or rates@bassendean.wa.gov.au).**

Options 2, 3 and 4 incur fees and interest (pensioners are exempt).

Experiencing financial difficulty?

The Town has an established process to assist ratepayers in financial difficulty as outlined in our Financial Hardship Policy.
Please contact the Rates Department on 9377 8000 or visit the Town's website for further information.

Convert to eRates

Receive digital rates notices, rather than printed ones.

So far, over 18% of owners have converted to eRates.

Register by 14 August 2026 to enter the draw to win $1,000 off your rates.*

*See the terms and conditions on our website.

Town of Bassendean

Stay up to date

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