



# Specified Area Rates Information

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Section 6.37 of the *Local Government Act 1995* (Act) allows for a local government to apply Specified Area Rates (SAR) on rateable land within a portion of its district for the purpose of meeting the cost of the provision for a specific service if the local government considers that the ratepayers or residents within that area have or will benefit, or have or will have access, or have or will contribute to the need for the service.

The local government requirements of a SAR are that:

- the local government is to use the money for the purpose for which the rate is imposed in the financial year in which the rate is imposed; or
- to place it in a reserve account established under section 6.11 of the Act for that purpose.
- the local government may only use the money raised to meet the cost of providing the specific work, service or facility for which the rate was imposed; or to repay money borrowed to meet the cost of the specific work, service or facility and interest on that money.

## Waterside Canals

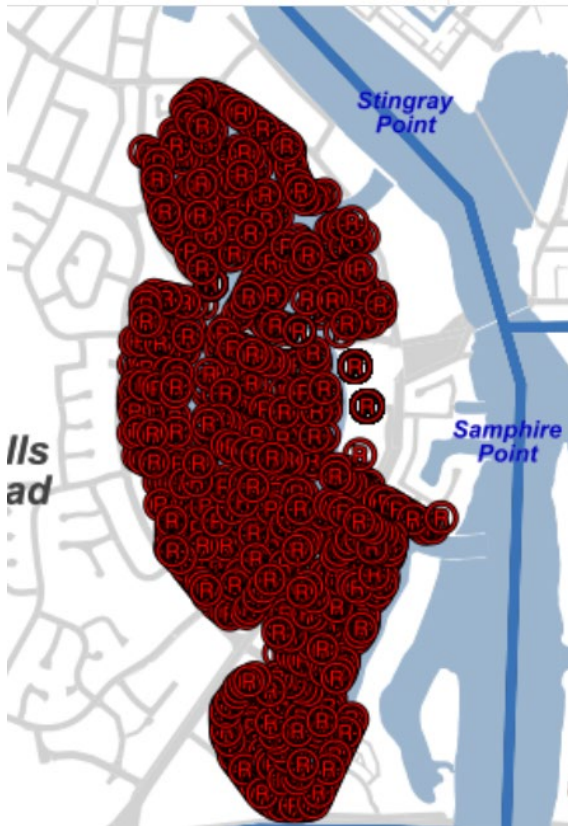
Name	Waterside Canals
Purpose	<p>The purpose of the rate is for owners to make a reasonable contribution toward maintaining and managing the canals in accordance with the Artificial Waterways Policy – Canals and Core Management Group.</p> <p>The defined area has been identified within the Government Gazette published 23 June 1995 as Schedule B in the City of Mandurah (Specified Area) Order No.1</p> <p>The City contributes to the SAR proportionally according to the length of walling abutting public open space and bridge crossings. The City makes a 45% contribution to maintenance costs as some areas in the waterways are under the City's direct control and are public areas or attributes to public use of the waterway. There is 14.99% of the area of the Waterside canals that are under the City's direct control and the total percentage of costs attributable to public use (boat ramp) at Leslie Street equates to 30% (the reason why there is a 30% contribution by the City is because of the location of the boat ramp which is located within the subdivision).</p> <p>Note: That the City funds 100% of the maintenance of the emergency access ways.</p>
Type of expenditure incurred annually	<p>Canal water quality testing</p> <p>Canal management fee</p> <p>Canal hydrographic survey costs</p> <p>Litter control</p> <p>Dredging (if required)</p>
Amount of annual Budget Expenditure	<p>The following are the SAR contribution annual expenditure costs (55% of total cost):</p> <p>Canal water quality testing approximately \$467</p> <p>Canal management fee approximately \$1,100</p> <p>Canal hydro surveying costs (entire estate) approximately \$4,950 (every two years)</p> <p>Litter control and pick up \$275</p> <p>Note: There is no provision for funds to be transferred to reserve for future dredging. If dredging is required, the expenses will be paid up front by the City and then it will be expected to be repaid from the reserve balance. The minimum amount required to remain in the reserve for the dredging provision is \$75,000. Once the reserve is at the minimum, the SAR will be required to be raised on an annual basis to meet the annual operating expenses outlined above.</p>
Other work required in greater than 12 months	<p>City will undertake its own works to repair canal walls in public open space and maintain the road and bridges network within the estate. All owners are required to maintain their canal wall.</p>

Area of works (include a marked map of where work is carried out)	<p>Levied on all canal frontage properties located within the defined area.</p> 
City Contact	Manager Marina & Waterways – waterways management including canal wall enquiries
Advisory Group/Residents Association Contact	Waterside Advisory Group

	2021/22	2022/23	2023/24	2024/25	2025/26 (Budget)
Actual SAR Revenue Collected	\$0	\$0	\$0	\$0	0
Actual City Contribution	\$2,067	\$2,127	\$2,192	\$5,256	\$2,408
Actual SAR Expenditure Incurred	(\$4,593)	(\$4,728)	(\$4,872)	(\$11,681)	(\$5,350)
Interest Earned	\$512	\$2,437	\$2,455	\$5,246	\$5,535
Transfer to (from) Reserve	(\$2,014)	(\$164)	(\$224)	(\$1,178)	\$2,593
Balance in Reserve at FY end	\$116,972	\$116,808	\$116,584	\$115,405	\$117,998

## Port Mandurah Canals

Name	Port Mandurah Canals
Purpose	<p>For owners to make a reasonable contribution toward maintaining and managing the canals in accordance with the Artificial Waterways Policy – Canals and Core Management Group. Landowners are responsible for the canal wall replacement on their land. The annual SAR expenditure are the activities outlined in the Deed of Agreement and include litter control, hydrographic survey, water quality monitoring, canal management fees and funds transferred to the dredging reserve for Port Mandurah.</p> <p>h</p> <p>The City contributes to the SAR proportionally according to the length of walling abutting public open space and bridge crossings. The City makes a 41% contribution to maintenance costs as some areas in the waterways are under the City's direct control and are public areas or attributes to public use of the waterway. There is 10.94% of the area of the Port Mandurah canals that are under the City's direct control and the total percentage of costs attributable to public use equates to 30% (which was derived from continuing use of the waterway by the ferry companies and in support of the tourism benefit).</p>
Type of expenditure incurred annually	<p>Canal water quality testing</p> <p>Canal management fee</p> <p>Canal hydro surveying cost</p> <p>Administration costs to Port Mandurah Residents Association</p> <p>Litter/debris clean up</p> <p>Transfer to reserve for dredging - Dredging is required when as constructed depths, tolerance exceeds 500mm of the constructed design limits (1.7 Cd) which was set by WAPC as a condition of approval of the subdivision.</p>
Amount of Expenditure incurred annually	<p>The following are the SAR contribution annual expenditure costs (59% of total cost):</p> <p>Canal water quality testing approximately \$1,770</p> <p>Canal management fee approximately \$2,360</p> <p>Canal hydro surveying costs approximately \$1,770-\$5,310 (varies)</p> <p>Residents Association Administration costs – 100% of the cost (the City will not contribute to this cost for the public areas or public use of waterways \$6,000 (\$1,500 per qtr.) – based on actual costs and expenditure incurred</p> <p>Litter/debris clean up \$1,770-\$2,360</p> <p>Transfer to reserve for dredging \$75,000 (total amount \$150,000 p/yr, to be determined each year and this amount may change depending on the agreed contribution with PMWAG)</p> <p>If dredging is required, the cost will vary based on the sand volumes and the methodology used.</p>
Other work required in greater than 12 months	<p>Dredging is required when as constructed depths, tolerance exceeds 500mm of the constructed design limits (1.7 Cd) which was set by WAPC as a condition of approval of the subdivision.</p>


	City will undertake its own works to repair canal walls in public open space and maintain the road and bridges network within the estate. All owners are required to maintain their canal wall.
Area of works (include a marked map of where work is carried out)	<p>Levied on all canal frontage properties located within the defined area of Port Mandurah Canals.</p> 
City Contact	Manager Marina & Waterways
Advisory Group/Residents Association Contact	Port Mandurah Waterways Advisory Group

	2021/22	2022/23	2023/24	2024/25	2025/26 (Budget)
Actual SAR Revenue Collected	\$79,472	\$79,551	\$81,103	\$81,029	\$93,171
Actual City Contribution	\$3,839	\$4,708	\$9,747	\$16,668	\$8,200
Actual SAR Expenditure Incurred	(\$9,363)	(\$15,482)	(\$27,774)	(\$46,653)	(\$26,000)
Interest Earned	\$929	\$5,987	\$2,949	\$9,222	\$6,887
Transfer to (from) Reserve	\$74,877	\$74,764	\$63,076	\$60,266	\$75,371
Transfer (from) Reserve - Dredging	(\$143,786)	\$0	(\$213,012)	\$0	(\$140,696)
Balance in Reserve at FY end	\$212,247	\$287,010	\$140,024	\$200,290	\$134,965

## Mandurah Quay Canals

Name	Mandurah Quay Canals
Purpose	<p>To ensure the maintenance of the marina (i.e. water body and walls) and is levied to cover the life cycle expenses of the marina.</p> <p>The specified area rate was negotiated and introduced at the time of handover for management of Mandurah Quay by the City.</p> <p>The specified area rate includes the Marina wall replacement at the end of its useful life.</p>
Type of expenditure incurred annually	<p>Marina water quality testing</p> <p>Marina management fee</p> <p>Marina hydro surveying costs</p> <p>Litter control</p> <p>Minor maintenance of the walls (including header course blocks)</p> <p>There is a requirement to transfer funds to reserve for the Marina wall major maintenance and replacement.</p>
Amount of Expenditure incurred annually	<p>The following are the SAR contribution annual expenditure costs (88.7% of total costs):</p> <p>Marina water quality testing approximately \$887</p> <p>Marina management fee approximately \$887</p> <p>Marina hydro surveying costs approximately \$2,661 (varies)</p> <p>Litter \$1,774</p> <p>Transfer to reserve for Marina wall replacement - (estimated total cost \$4million over the expected remaining 30 years as at 1 July 2022) \$26,666.</p> <p>There is 11.3% of the area of the Mandurah Quay area that are under the City's direct control.</p> <p>From 1 July 2022, the City has imposed a charge for the transfer to reserve for the Marina wall replacement.</p> <p>Note: The City currently does not charge the SAR for dredging because the City dredges the entrance as part of its beach renourishment works. This could change due to altered hydrodynamics.</p> <p>The City does not maintain the boat ramp or jetties as this is the responsibility of the person/entity who holds the licence granted by the Department of Transport.</p>
Amount of other work expenditure and year of work required (major works/replacement)	<p>The SAR was established to include the replacement of walling and associated infrastructure as well as any other major maintenance requirements.</p> <p>Note: The City funds (not funded by the SAR) the maintenance of the pavement, garden beds and lighting on the PAW.</p>



Area of works (include a marked map of where work is carried out)	<p>Levied on all properties within the Mandurah Quay sub-division.</p> 
Other	<ul style="list-style-type: none"> <li>• Other expenditure that can be included – interest on loans, principal repayments</li> </ul>
City Contact	Manager Marina & Waterways
Advisory Group/Residents Association Contact	Mandurah Quay Waterways Advisory Group

	2021/22	2022/23	2023/24	2024/25	2025/26 (Budget)
Actual SAR Revenue Collected	\$15,953	\$15,953	\$33,953	\$34,018	\$33,861
Actual City Contribution	\$0	\$0	\$0	\$0	\$791
Actual SAR Expenditure Incurred	(\$3,955)	(\$4,114)	(\$6,067)	(\$6,496)	(\$7,000)
Interest Earned	\$973	\$4,990	\$5,745	\$13,516	\$16,654
Transfer to Reserve	\$12,971	\$16,859	\$33,631	\$41,038	\$44,464
Balance in Reserve at FY end	\$222,331	\$239,191	\$272,822	\$313,860	\$358,324

## Port Bouvard – Northport Canals

Name	Port Bouvard – Northport Canals
Purpose	<p>To recoup the costs of litter removal from the canal waterbody together with the costs of water quality testing, management, surveying and minor maintenance. The purpose is in the Deed of Agreement and is the same for every canal group except Port Mandurah and Mandurah Quays Canals.</p> <p>The City contributes to the SAR proportionally according to the length of walling abutting public open space. The City makes a 10% contribution to maintenance costs as some areas in the waterways are under the City's direct control and are public areas or attributes to public use of the waterway.</p> <p>In relation to the beach cleaning, the City will pay for all expenses as it is a community beach that all residents can access.</p>
Type of expenditure incurred annually	<p>Canal water quality testing</p> <p>Canal management fee</p> <p>Canal hydro surveying costs</p> <p>Litter control</p> <p>Note: there is no provision for dredging at this time. This may be required in the future.</p>
Amount of Expenditure incurred annually	<p>The following are the SAR contribution annual expenditure costs (90% of total cost):</p> <p>Canal water quality testing approximately \$900</p> <p>Canal management fee approximately \$2,700</p> <p>Canal hydro surveying costs approximately \$2,700-\$6,300 (varies)</p> <p>Canal cleaning approximately \$4,050</p>
Other work required in greater than 12 months	<p>There is a requirement to hold a minimum amount of \$100,000 for emergency works to keep the canal entrance open with the Dawesville Channel.</p> <p>City will undertake its own works to repair canal walls in public open space and maintain the public road and public bridges network within the estate. All owners are required to maintain their canal wall.</p>
Area of works (include a marked map of where work is carried out)	Levied on all canal frontages on the Northport canals.




Other	Commenced on 1 July 2009 (2009/10 financial year)
City Contact	Manager Marina & Waterways
Advisory Group	Northport Waterways Advisory Group

	2021/22	2022/23	2023/24	2024/25	2025/26 (Budget)
Actual SAR Revenue Collected	\$23,091	\$22,954	\$15,855	\$15,855	\$17,418
Actual City Contribution	\$1,372	\$573	\$1,899	\$2,951	\$14,650
Actual SAR Expenditure Incurred	(\$13,723)	(\$5,728)	(\$18,987)	(\$7,797)	(\$25,000)
Interest Earned	\$576	\$3,186	\$3,259	\$7,459	\$8,465
Transfer to Reserve	\$11,317	\$20,985	\$2,026	\$18,468	\$15,533
Balance in Reserve at FY end	\$131,740	\$152,725	\$154,751	\$173,220	\$188,753

## Mariners Cove

Name	Mariners Cove
Purpose	<p>For owners to make a reasonable contribution toward maintaining and managing the canals in accordance with the Artificial Waterways Policy – Canals and Core Management Group Deed of Agreement sets the purpose.</p> <p>The City contributes to the SAR proportionally according to the length of walling abutting public open space and public boat ramp. The City makes a 6% contribution to maintenance costs as some areas in the waterways are under the City's direct control and are public areas or attributes to public use of the waterway.</p>
Type of expenditure incurred annually	<p>Canal water quality testing</p> <p>Canal management fee</p> <p>Canal hydro surveying costs</p> <p>Litter/debris clean up</p> <p>Administration costs to Mariners Cove Residents Association</p>
Amount of Expenditure incurred annually	<p>The following are the SAR contribution annual expenditure costs (94% of total cost):</p> <p>Canal water quality testing approximately \$1,880</p> <p>Canal management fee approximately \$1,880</p> <p>Canal hydro surveying costs approximately \$2,820 -\$9,400 (varies)</p> <p>Litter/debris clean up approximately \$470-\$940</p> <p>All SAR ratepayers will be members of the Mariners Cove Residents Association.</p> <p>Note: Dredging may be required within 10 years</p>
Other work required in greater than 12 months	City will undertake its own works to repair canal walls in public open space and maintain the road and bridges network within the estate. All owners are required to maintain their canal wall.
Amount of other work expenditure and year of work required (major works/replacement)	N/a
Area of works (include a marked map of where work is carried out)	Levied on all canal frontages on the Mariner Cove canals

	
Other	Commenced on 1 July 2009 (2009/10 financial year)
City Contact	Manager Marina & Waterways
Advisory Group/Residents Association Contact	Mariners Cove Waterways Advisory Group

	2021/22	2022/23	2023/24	2024/25	2025/26 (Budget)
Actual SAR Revenue Collected	\$0	\$0	\$11,695	\$7,956	\$7,916
Actual City Contribution	\$356	\$360	\$438	\$772	\$489
Actual SAR Expenditure Incurred	(\$5,928)	(\$6,008)	(\$7,298)	(\$12,872)	(\$8,145)
Interest Earned	\$45	\$100	\$207	\$246	\$487
Transfer to Reserve	(\$5,526)	(\$5,548)	\$5,042	(\$3,898)	\$747
Balance in Reserve at FY end	\$10,331	\$4,783	\$9,825	\$5,720	\$6,467

## Port Bouvard – Eastport Canals

Name	Port Bouvard – Eastport Canals
Purpose	<p>To recoup the costs of litter removal from the canal waterbody together with the costs of water quality testing, management, surveying and minor maintenance.</p> <p>The City contributes to the SAR proportionally according to the length of walling abutting public open space and bridge crossings. The City makes a 2.5% contribution to maintenance costs as some areas in the waterways are under the City's direct control and are public areas or attributes to public use of the waterway.</p>
Type of expenditure incurred annually	<p>Canal water quality testing</p> <p>Canal management fee</p> <p>Canal hydro surveying costs</p> <p>Litter control</p>
Amount of Expenditure incurred annually	<p>The following are the SAR contribution annual expenditure costs (97.5% of total cost):</p> <p>Canal water quality testing approximately \$1,950</p> <p>Canal management fee approximately \$1,950</p> <p>Canal hydro surveying costs approximately \$3,000-\$10,000 (varies)</p> <p>Litter \$1,000, varies from year to year</p>
Other work required in greater than 12 months	<p>City will undertake its own works to repair canal walls in public open space and maintain the road and bridges network within the estate. All owners are required to maintain their canal wall.</p> <p>Note: The dredging will be the responsibility of the State Government.</p>
Area of works (include a marked map of where work is carried out)	Levied on all canal frontages on the Eastport canals.






Other	Commenced on 1 July 2009 (2009/10 financial year)
City Contact	Manager Marina & Waterways
Advisory Group/Residents Association Contact	Eastport Waterways Advisory Group

	2021/22	2022/23	2023/24	2024/25	2025/26 (Budget)
Actual SAR Revenue Collected	\$12,943	\$13,210	\$14,131	\$14,066	\$13,998
Actual City Contribution	\$132	\$144	\$365	\$91	\$334
Actual SAR Expenditure Incurred	(\$5,296)	(\$5,757)	(\$14,601)	(\$3,628)	(\$13,371)
Interest Earned	\$192	\$1,097	\$1,129	\$2,886	\$2,824
Transfer to Reserve	\$7,972	\$8,694	\$1,024	\$13,416	\$3,786
Balance in Reserve at FY end	\$43,891	\$52,585	\$53,610	\$67,026	\$70,812

## Mandurah Ocean Marina

Name	Mandurah Ocean Marina
Purpose	To provide for an enhanced maintenance standard and asset replacement costs. The SAR covers the ratepayers contributions towards maintenance and improvements to the revetment wall, cleaning and lighting boardwalk, security, environment monitoring and Marina management.
Type of expenditure incurred annually	<p>Maintaining navigable depths in the entrance, basin and boat ramp (33%)</p> <p>Transfer to reserve for dredging (33%)</p> <p>Maintenance and replacement/improvements to reflection wall along Breakwater Parade (100%)</p> <p>Maintenance and replacement of revetment walls (100%)</p> <p>Maintenance of cleaning and lighting boardwalk (50%)</p> <p>Contribution to security (33%)</p> <p>Environmental monitoring (33%)</p> <p>Marina Management (20%)</p> <p>Maintenance of Marina plant and equipment (33%)</p> <p>Maintenance of TV System (100%)</p>
Amount of Expenditure incurred annually	<p>The following are the SAR contribution annual expenditure costs:</p> <p>Maintaining navigable depths in the entrance, basin and boat ramp \$5,000</p> <p>Transfer to reserve for dredging in the entrance, basin and boat ramp \$30,000</p> <p>Maintenance to reflection wall along Breakwater Parade \$5,000</p> <p>For both the reflection wall and revetment walls transfer to reserve - \$137,000</p> <p>Maintenance and cleaning Boardwalk - \$20,000</p> <p>Security costs \$10,507.79</p> <p>Environmental monitoring \$667</p> <p>Marina Management \$80,981</p> <p>Maintenance of Marina plant and equipment \$20,000</p>
Other work required in greater than 12 months	<p>Dredging – every 2 years</p> <p>Replacement of reflection wall – every 50 years</p> <p>Replacement of revetment wall – every 50 years</p> <p>All owners are required to maintain their canal wall.</p>
Area of works (include a marked map of	Levied on all properties within the Mandurah Ocean Marina.

where work is carried out)	
Other	Commenced on 1 July 2009 (2009/10 financial year)
City Contact	Manager Marina & Waterways
Advisory Group/Residents Association Contact	n/a

	2021/22	2022/23	2023/24	2024/25	2025/26 (Budget)
Actual SAR Revenue Collected	\$304,173	\$304,820	\$302,616	\$303,210	\$302,814
Actual City Contribution	\$1,394,202	\$1,477,586	\$1,513,916	\$1,755,185	\$1,850,000
Actual SAR Expenditure Incurred	(\$146,287)	(\$111,022)	(\$155,193)	(\$171,244)	(\$152,999)
Interest Earned	\$2,469	\$16,151	\$21,590	\$17,181	\$35,484
Transfer to Reserve	\$160,354	\$209,949	\$169,013	\$149,147	\$185,299
Balance in Reserve at FY end	\$564,257	\$774,206	\$943,219	\$1,092,366	\$1,277,665