

## Port Pirie Regional Council

### Annual Business Plan

2015/16



### Some of our Projects ...

#### Port Pirie Boat Ramp & surrounds

River dredging  
Boat Ramp extension  
Public Toilets  
Berth 3 lighting  
Jetty maintenance

\$1,630,000

#### Roads

Reseal Program  
Re-sheeting program  
Cattle Track / Redhill intersection design  
Harris Road construction  
Napperby storm repairs  
Abattoirs Road widening  
Kerbing & footpaths

\$5,580,000

#### Port Pirie CBD Projects

Stormwater upgrade  
CBD Masterplan designs  
Ellen Street light replacements

\$1,400,000

#### Crystal Brook Projects

Caravan Park improvements  
Institute curtains  
History Group building roof  
John Street design  
Cunningham Street footpath  
Library/Office/Institute re-design

\$140,000

#### Rural Town Projects

Koolunga - New BBQ in Bunyip Park  
Redhill Institute painting  
Napperby - Third Street shoulders  
Napperby - First Street footpath

\$85,000

#### Cemeteries

Internal roadworks  
Various furniture and signs  
Port Pirie lawn beams  
Port Pirie Carpark Construction

\$150,000

#### ANNUAL BUSINESS PLAN AND BUDGET CONSULTATION



Port Pirie Regional Council's draft 2015/2016 Annual Business Plan and Budget, detailing services, initiatives and associated costs for the next financial year, is now open for public consultation.

All residents are invited to have a say during the consultation period from Thursday 28 May to Tuesday 23 June 2015.

The draft Annual Business Plan and Budget can be accessed on the Council website : [www.pirie.sa.gov.au/consultation](http://www.pirie.sa.gov.au/consultation) or in hard copy at the following locations :

- Port Pirie Regional Council Administration Centre: 115 Ellen Street, Port Pirie
- Port Pirie Library: 3 Wandearah Road, Port Pirie
- Crystal Brook Library: Bowman Street, Crystal Brook

**A Public Information Forum will be held on Monday 22 June, commencing at 7pm in the Council Chambers, 115 Ellen Street, Port Pirie, for members of the public to speak on their submissions and make comment on matters relating to the Annual Business Plan.**

Council invites written comment on the Plan which may be submitted as follows :

- By mail or in person addressed to : Chief Executive Officer  
Port Pirie Regional Council  
PO Box 45  
Port Pirie SA 5540
- On the web form provided at : [www.pirie.sa.gov.au/consultation](http://www.pirie.sa.gov.au/consultation)
- By email to : [feedback@pirie.sa.gov.au](mailto:feedback@pirie.sa.gov.au)

**Submissions close Tuesday 23 June 2015 at 5pm.**

10/15FRC  
Dr A Johnson  
Chief Executive Officer

## Key figures in 2015-16 budget

#### AT A GLANCE:

Total Operating Expenditure: \$23.2 million  
Total Operating Income: \$23.7 million

Operating Surplus: \$0.50 million  
Operating Surplus Ratio 3%  
Net Financial Liabilities Ratio 42%  
Asset Sustainability Ratio 115%

Capital Projects Expenditure \$12.6 million  
Capital Revenue \$2.6 million

#### KEY EXPENDITURE AREAS:

20% roads/footpaths/drainage  
14% waste  
11% parks/recreation  
10% Library/culture/community services  
5% tourism/economic development

#### RATES

Residential Rates 5% average increase  
(See page 2 for full rating details)



MESSAGE...Mayor John Rohde

[www.portpirierecorder.com.au](http://www.portpirierecorder.com.au)

## 'Your council has worked hard in a tough climate'

Your Council has worked hard over recent years to position itself financially to continue to deliver a high level of service to the community and to address the growing infrastructure backlog associated with funding constraints and ageing infrastructure.

This has resulted in the 2015/16 budget providing for the lowest rate increase in many years, with an average increase in residential rates of 5% or just over \$1/week.

The 2015/16 budget is also the first budget in many years to provide for an operating surplus which

### From the Mayor's desk

will reduce our need to borrow funds and will strengthen our capacity to fund our ambitious capital works program.

A total of \$12.6million will be spent on projects including road resealing and resheeting, cemeteries, Port Pirie CBD design and light replacement, boat ramp public conveniences and a range of projects in Crystal Brook and the rural towns.

Council again faces enormous

cost pressures in its 2015/16 budget. Last year, the Federal Government removed previous annual road funding of \$200,000 and has frozen increases to financial assistance grants, valued at \$900,000 over four years.

Two years ago, Council adopted a suite of long term plans to guide it over the next ten years.

These plans proposed a managed increase of rates (to retain an average residential rate less than the State, Regional and Provincial City averages over the entire decade), while delivering a substantial capi-

tal works program to address past backlogs of important roadworks and committing to new and exciting projects for the future.

During 2015/16 we intend to complement these existing plans by reviewing our strategic and growth plans as well as seeking to review the way we promote the region to the world.

I encourage you to review the 2015/16 budget and annual business plan, attend the public consultation activities around these documents and have a say in determining the future of the region.

# Biggest-ever resealing program worth \$2 million

Council is embarking on its largest-ever road resealing program in 2015/16, committing \$2 million to the cause.

This reseal program will see Council complete approximately 21 kilometres of spray seal roads and two kilometres of hot mix roads in 2015/16.

In addition, a further \$800,000 is allocated for road re-sheeting throughout the Council region.

This would incorporate approximately 37 kilometres of road.

Council has inspected all sealed roads and is in the process of inspecting sheeted roads. This information will give Council a priority list of roads for resealing and re-sheeting in the next 10 years.

Infrastructure Director Kathryn Johnson said this funding allocation, along with the rest of the capital works program, demonstrates Council's commitment to asset maintenance in 2015/16.

Resealing roads can be carried out using two different methods. In lower traffic roads in residential areas and rural collector roads, this process is carried out by applying a sprayed bituminous coating in thin layers

with different sizes of aggregate (stone chips). In higher traffic roads in urban areas, resealing is done by applying a thicker layer of asphalt.

The process of re-sheeting involves reconstructing unsealed roads by importing a layer of road making rubble.

A major roads project for Council is the design of the Cattle Track Road/Redhill intersection.

Construction of Cattle Track Road was completed in 2010 and ever since, there has been an increase in traffic using the Cattle Track to pass through the Council area. The junction of the Cattle Track and Redhill to Koolunga Road is in need of major realignment to improve road safety.

The \$100,000 allocated for 2015/16 will allow investigations and designs to be completed in this financial year with construction programmed for the early in the following financial year (mid 2016).

Other road works scheduled for 2015/16 include repairs to storm damage at Napperby and construction and sealing of the section of Harris Road, Port Pirie between Afford Road and Magor Road.



**RESEALING...**Port Pirie Regional Council resealed sections of road at the Port Pirie Aerodrome in February, 2015. This photo demonstrates the resealing process which will be carried out on approximately 23 kilometres of road in 2015/16.

2015/16 CAPITAL BUDGET		2015/16 CAPITAL BUDGET	
<b>Cemeteries</b>	\$'000	<b>Roads</b>	\$'000
PP lawn beams	\$25	Reseal Program	\$2,000
PP road sealing	\$15	Abattoirs Rd straight widening (grant \$300k)	\$600
CB road sealing	\$10	Harris Road sealing	\$150
PP car park	\$50	Cattle Track/Redhill design (grant \$70k)	\$100
PP other projects	\$30	Third Street Napperby shoulders	\$20
<b>Cultural Precinct</b>		John Street CB design	\$20
Library equipment	\$70	Resheeting Program	\$800
<b>Waste Management</b>		Resheeting - storm damage (grant \$750k)	\$1,500
Public bins purchase & installation	\$100	Track upgrades	\$20
<b>Marine</b>		Bridge renewal program	\$50
PP boatramp improvements (grant \$500k)	\$1,000	<b>Kerbing and Footpaths</b>	
Berth 3 lighting	\$30	Kerbing replacement projects	\$200
<b>Parks &amp; Reserves</b>		First Street Napperby footpath	\$10
Sol'town Beach irrigation	\$40	Cunningham Street CB footpath	\$10
Arthur Crescent irrigation	\$40	Footpath replacement projects	\$100
Parks BBQ replacements	\$40	<b>Plant and Vehicles</b>	
Sporting Precinct design (grant \$1m)	\$2,000	Vehicles replacement (trades \$60k)	\$180
<b>Swimming Pools</b>		Utilities replacement (trades \$5k)	\$30
PP Pool amenities design	\$40	Trucks replacement (trades \$10k)	\$85
<b>Buildings &amp; Structures</b>		Loader/Tractor replacement (income \$190k)	\$445
CB Caravan Park capital allowance	\$25	Sweeper replacement (income \$15k)	\$200
Road Safety Centre fencing	\$20	<b>Administration</b>	
Boatramp Toilets	\$200	PP Office renovation stage 1	\$300
CB History Group roof	\$20	CB Office renovation design	\$50
CB Institute curtains	\$15	Office furniture & equipment	\$10
PP entrance statements (grant \$100k)	\$300	IT server replacements	\$80
CBD Masterplan design/plans	\$150	IT Workstation replacements	\$20
<b>Street Lighting</b>		<b>TOTAL CAPITAL</b>	<b>\$12,570</b>
Ellen Street Lighting replacement	\$150		
<b>Drainage</b>		<b>Less Grants and Sales</b>	<b>-\$2,910</b>
Land purchases for easements	\$100		
CBD drainage works	\$1,100	<b>NET CAPITAL</b>	<b>\$9,660</b>
CB CWMS pond pipe	\$20		

## Crystal Brook's funding boost

Crystal Brook will be a winner in the 2015/16 budget, with \$300,000 allocated to community projects and improvements.

Council funding has been divided between eight projects designed to further enhance the community by improving facilities and services.

Allowance has been made to design a functional community centre incorporating the Library, Council Office and Institute.

The community will be consulted on these plans as they are developed.

In addition to designing a bright, inviting space for the community, Council is also contributing \$15,000 to replacing the curtains inside the Crystal Brook Institute.

These curtains will be in front of the stage area and will provide better flexibility for functions and events held inside the Institute. Continuing with Council's building maintenance program, the roof of the Crystal Brook

History Group building will be replaced.

Council will contribute \$150,000 (subject to matching funding) for upgrades to another community icon, the Crystal Brook Recreation Centre.

As part of Council's swimming pool maintenance program, the surrounds of the Crystal Brook Swimming Pool will be replaced. This involves the removal of any cracked and broken concrete panels and the placement of new concrete.

The Crystal Brook Caravan Park will receive \$25,000 towards improvements. Nestled in a beautiful setting, this park is popular with tourists and the planned improvements will enhance its tourism potential even further. For further information on the Annual Business Plan and Budget, please visit Council's website: [www.pirie.sa.gov.au](http://www.pirie.sa.gov.au). The document can also be viewed at the Port Pirie and Crystal Brook offices.

## Major projects for rural areas

The recent Community Survey identified concerns from residents that Council is not committing adequate resources to the rural areas.

Council has taken this feedback on board and is focusing on some exciting projects in the rural areas in 2015/16.

Redhill is likely to receive \$60,000 for two major projects in the next financial year. Council will contribute \$25,000 (subject to matching funding) to complete the Redhill function centre, while \$35,000 will be provided to brighten up the Redhill Institute.

The Redhill Institute's exterior and dining room will be treated to a fresh coat of paint in continuation of Council's building maintenance program.

Koolunga will also receive a \$20,000 allocation for a new barbecue

in Bunyip Park. It is proposed to replace the existing barbecue with a new electric model in response to a request from the Koolunga Development Association.

Bunyip Park is an RV Friendly Destination and popular amongst visitors. The new barbecue will be a bonus for residents but will also support tourism by providing better facilities for RV Friendly travelers and day visitors.

Napperby has not missed out, with \$30,000 in works. The footpath program will be continued along First Street, from Seventh Street to Sixth Street.

Director Infrastructure Kathryn Johnson said Council placed great importance on asset maintenance and infrastructure in rural areas.

# Honouring a rich history of cemeteries and war memorials

Port Pirie Regional Council is paying tribute to the region's rich history through a range of Cemetery and War Memorial projects.

Master plans will be created for all cemeteries in the Port Pirie Regional Council area in 2015/16, with \$50,000 allocated to the project.

This will help Council to determine a schedule of works for each cemetery. Council has demonstrated a further commitment to

the Port Pirie and Crystal Brook cemeteries, with another \$100,000 projected for works.

This includes \$25,000 for road-works at both cemeteries and \$50,000 for car park construction and \$25,000 for lawn beams at the Port Pirie Cemetery.

War memorials are an area of interest for the community and tourists alike and have become significant to Port Pirie's landscape.

These memorials pay tribute to those who served in wars and conflicts and contribute to our historic culture, celebrated through such icons as the RSL Military Museum and the city's Self Guided Heritage Walk.

Council recognizes the importance of maintaining these memorials to a high standard and is planning works in 2015/16 to some of the city's major monuments.

The World War I Memorial Gates on the corner of Gertrude Street and Memorial Drive will have stonework throughout completed to the value of \$10,000. This includes rendering and filling in cracks.

Council is also planning on repairs to the World War II Gates on Memorial Drive, subject to the relevant approvals (as the gates are State Heritage listed). Proposed works worth \$10,000

include sandblasting the gates, re-welding any broken areas and repainting underneath the roof area.

Another \$5000 is proposed for the Ancient Order of the Frontier Lodge Memorial located in the middle of Memorial Park.

The names on this memorial are quite difficult to read; therefore investigations and works will be carried out to make the names inscribed clearer.

# City centre improvements are based on community survey

Improvements to the Port Pirie CBD were identified in Council's Community Survey as a priority.

Council agrees and is contributing more than \$1.5 million in 2015/16 towards brightening our city centre.

The works will be spearheaded by a planned \$1.1 million storm-

water upgrade. The first stage of the CBD upgrade will commence with the construction of underground stormwater drainage in Florence Street from Norman Street to David Street.

Investigations will continue to create a CBD Masterplan, with \$150,000 allocated for design. This

process will see Council work with consultants to create a vibrant, dynamic space in the city centre.

The detailed design for the CBD rejuvenation will be completed for staged implementation subject to available funding. To continue this transformation, \$150,000 is allocated to replace the median light-

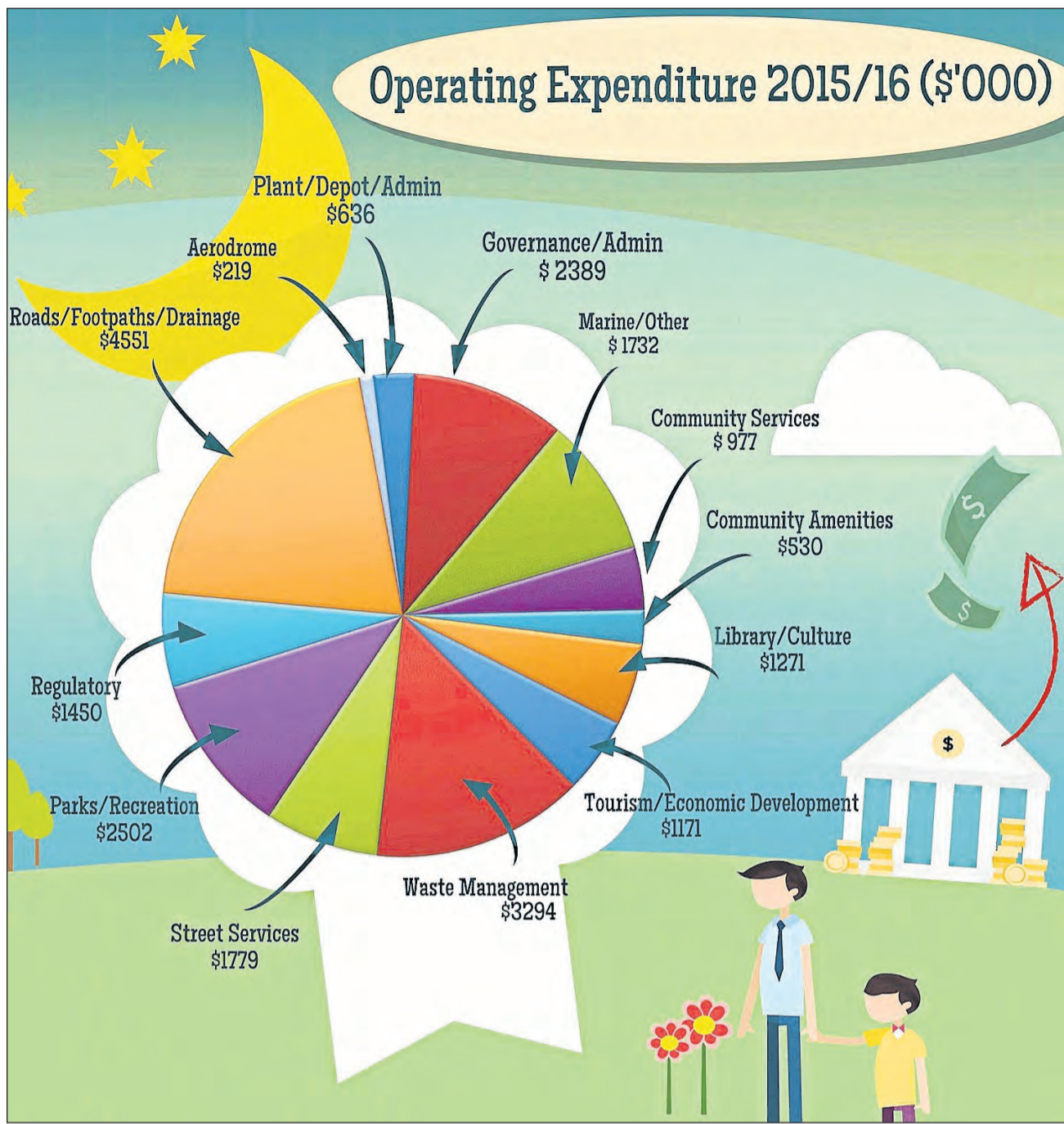
ing in Ellen Street. Riverfront developments are also high on the agenda. Port Pirie's boat ramp area will receive a facelift courtesy of capital projects scheduled in 2015/16. River dredging and construction of a seawall is planned to commence early in the financial year.

The wait to secure \$500,000 in potential grants will influence the decision to extend the boat ramp and create a rigging area and boardwalk. The rejuvenated boat ramp and surrounds will include new public toilets, fresh paint for Fisherman's Jetty and replacing planks on the beach jetty.

# Operating expenditure and income

Budget surplus likely

## Business plan released for consultation



Port Pirie Regional Council is budgeting for an operating surplus for the first time in many years as the 2015/16 Annual Business Plan and Budget is released for public consultation.

This surplus will provide funds for Council to invest in infrastructure and facilities. Sustained surpluses will eventually reduce the need to borrow and therefore avoid the associated interest costs of borrowing.

The coming financial year is shaping up to be an exciting time for Council, with a full program of capital works and projects in Port Pirie, Crystal Brook and the rural areas.

Feedback received from Council's recent Community Survey, along with priorities set in the Strategic Plan and Long Term Financial Plan, have shaped a program for activities and services in the next 12 months.

Asset management is a key consideration as Council commits to maintaining and replacing its assets within their economic life, therefore not relying on future generations to fund further upgrades.

Roads will be a key feature of the 2015/16 Budget, as investment increases to approx. \$5.5 million on sealed and unsealed roads, bridges and footpaths.

Major CBD projects will brighten and beautify Port Pirie's city centre while the city will also benefit from a range of riverfront developments and cemetery projects.

Funds have been allocated for works in Crystal Brook including redesigning the Library-Administration Office-Institute and improvements to the Caravan Park. The rural areas will also benefit with \$85,000 of capital projects.

In positive news for ratepayers, residential rates will increase by an average of 5%, the lowest increase for some years. This is a result of responsible long-term planning. Pensioner concessions on rates have been removed by the State Government and have been replaced by a "cost of living" payment of up to \$200 direct to beneficiaries.

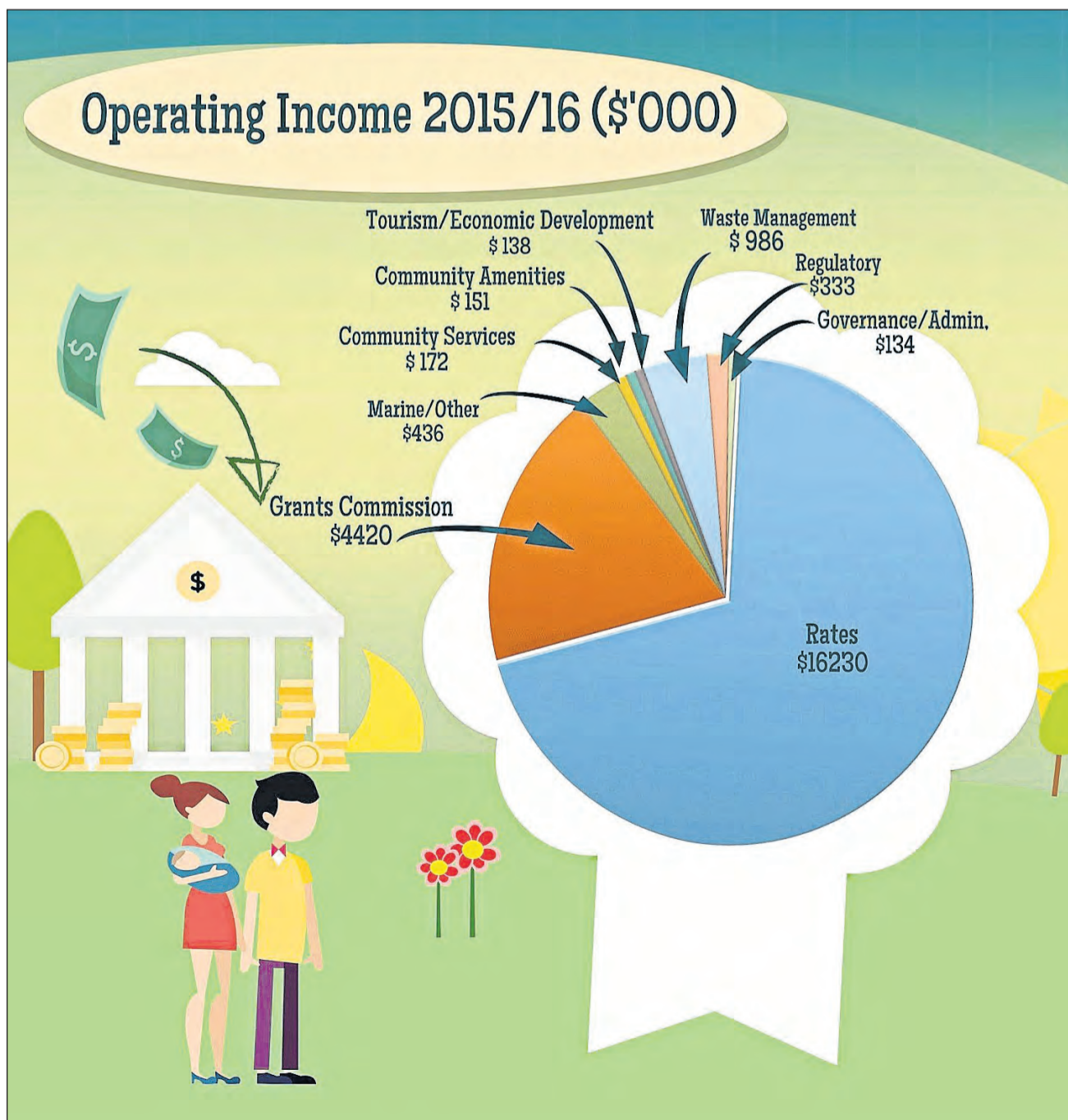
The waste management fee component of rates will reduce from \$228 to \$212 as a result of carbon tax repeal and efficiencies being produced at the waste transfer station.

The district property valuation has increased by less than 1%, with most reductions in Solomontown and most increases in rural areas south of Port Pirie.

Community consultation is integral in the Annual Business Plan and Budget process and Council invites all residents to have their say.

A public consultation period is held between 28 May and 23 June 2015 with full documents available on Council's website [www.pirie.sa.gov.au](http://www.pirie.sa.gov.au) Electronic versions of the document can be provided at no cost in response to email requests to [council@pirie.sa.gov.au](mailto:council@pirie.sa.gov.au) The document may also be viewed at the Port Pirie and Crystal Brook administration offices during business hours.

A Public Information Forum will be held in the Council Chambers, 115 Ellen Street, Port Pirie on Monday 22 June 2015, commencing at 7pm.



### What does Council actually do?

Many people do not realise that the Port Pirie Regional Council provides all of the following services and more.....

- |                                 |                              |
|---------------------------------|------------------------------|
| Art Gallery                     | Jetties                      |
| Barbecues                       | Kerbing                      |
| Beach facilities                | Libraries                    |
| Boat ramps                      | Library events               |
| Bridges                         | Litter control               |
| Building assessment             | Local road safety            |
| Bus shelters                    | Nature strips                |
| Business support                | Off street parking           |
| Bylaw administration            | On street parking            |
| Caravan park                    | Online services              |
| Cemeteries                      | Ovals                        |
| Community bus                   | Parks and gardens            |
| Community development           | Pedestrian crossings         |
| Community grants                | Planning                     |
| Community halls                 | Playgrounds                  |
| Community housing               | Public conveniences          |
| Community information           | Recreation facilities        |
| Community leadership            | Recycling                    |
| Community services              | Reserves and picnic areas    |
| Control pest animals/plants     | Road Safety Education Centre |
| Crime prevention                | Roads - local and access     |
| Cultural programs               | Roadside vegetation          |
| Cycling tracks                  | Rural property addressing    |
| Development assessment          | Senior Citizens support      |
| Dog and cat management          | Skate parks                  |
| Drummers                        | Stormwater drainage          |
| Dry zones                       | Strategic planning           |
| Economic development            | Street cleaning              |
| Effluent disposal schemes       | Street lighting              |
| Employment/training programs    | Street trees                 |
| Environmental health            | Swimming pools               |
| Environmental management        | Tourism information          |
| Environmental protection        | Traffic management           |
| European wasp, mosquito control | Vandalism & graffiti repair  |
| Festivals and events            | Volunteer programs           |
| Fire prevention                 | Waste collection             |
| Flood prevention                | Waste disposal               |
| Food inspection                 | Water reuse projects         |
| Footpaths                       | Weed control                 |
| Free internet in libraries      | Wetlands                     |
| Information services            | Youth programs               |
| Internet Centre                 |                              |

# Smallest increase in average rates for many years

Council has elected to raise \$16 million in general rate revenue (including the waste management service charge). This will provide the desired level of funding to enable Council to meet all of its projected operating expenses and to partly fund its capital works program.

This represents an overall increase of \$0.9 million from the previous year and equates to an **average rate increase of about 5% for most residential properties**, the smallest increase for many years.

While individual rate increases

es will vary, most ratepayers can expect to pay between \$40 and \$80 more than last year, depending on capital value movement, rate in the dollar and whether or not they receive the waste management collection service.

**For most, this will equate to little more than a dollar per week.**

Property rates for individual properties comprise of a fixed charge plus an amount calculated by multiplying the rating factor (determined by Council) by the capital value of the property. Council is proposing to increase

the fixed charge from \$415 to \$450, to continue to recover about 33% of its total rate revenue.

The remaining 67% of rate revenue is recoverable through differential rates in the dollar.

In setting the variable rates, Council is mindful to apply consistency across all assessments, and to ensure that the rate burden does not shift significantly from one sector to another.

Ratepayers sometimes ask why Councils increase their rates by more than CPI.

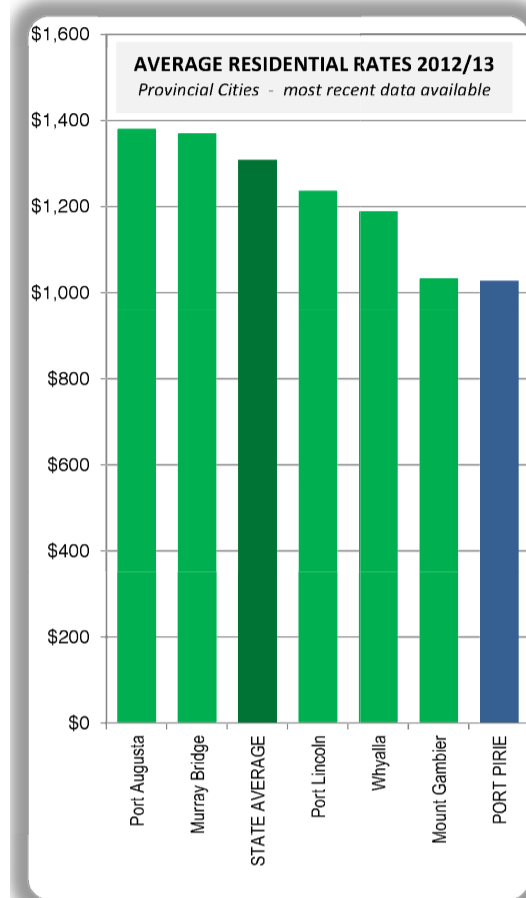
The simple answer is that

Council's costs often increase at a rate much higher than CPI, for example, water charges have doubled from \$440K to \$900K and waste management costs have trebled from \$1m to \$3m since 2011.

Council must also consider the above CPI cost increases of road materials, contractor costs, power and additional fuel excise, along with any significant one-off costs such as those related to bushfire and flood events in early 2014, which have added more than \$800,000 to its road and drainage programs.

Council is always seeking to increase its efficiencies and reduce its costs, which it has done very successfully in recent years. Unfortunately, these savings cannot keep pace with the increase in the abovementioned costs.

Council will continue to monitor its rating system to ensure that ratepayers are receiving good value for money, that service levels are not compromised and that current ratepayers do not leave a legacy which would disadvantage future generations of the community.



THE above graph shows that in 2013, Council charged the lowest rate of all its peer regional Councils. Importantly, Council's average residential rate of \$959 was \$281 (27%) less than the State average. The gap has reduced over the previous two years, however, the 2015/16 rates are still expected to be at least 15% less than the State average.



PHOTOS ABOVE...Property rates are the primary income source for almost all councils in South Australia. They provide funding to perform many important day-to-day functions as well as the replacement of ageing infrastructure and provision of new services and facilities.

Land Use	Expected Rate Increase
Residential	4%-6%
Commercial and Industrial	0%-4% Port Pirie 10%-25% Towns & Rural
Primary Production	4%-11% (eastern areas) 11%-17% (western areas)
Vacant	7%-8% Port Pirie 10%-20% Towns & Rural
Other	7%-8%

PORT Pirie Regional Council's 2013 Rating Review has introduced a rating structure to eliminate the inequities of having Port Pirie city being rated by land use and the remainder of the district by locality.

The strategy recognised that valuations already take into account the locality of property and therefore access to facilities and services.

As a result, significant changes to the Commercial, Industrial and Vacant land use rating categories are being phased in over three years. Changes outlined by the

council in this final year of transition:

- \*Increasing Commercial, Industrial and Vacant land differential rates in towns and rural areas;

- \*Increasing Primary Production differential rates;

- \*Reducing Commercial and Industrial differential rates in Port Pirie; and

- \*Retaining similar rating levels for all residential properties throughout the district (75% of all properties). From next year, the model will have been fully implemented, resulting in a much more even distribution of rate increases.

## Council feels influence of Budget decisions

Local Government, including Port Pirie Regional Council, did not avoid the adverse effects of the recent Federal Budget.

Last year, a total of \$330,000 was stripped from Council's expected income for the coming year as a result of the discontinuation of the Supplementary Local Road Funding Program and the pegging of the annual Financial Assistance Grant.

The Federal Government recently confirmed that these reductions will continue.

Council has again absorbed the impact of these significant funding shortfalls, without imposing large rate increases.

The State Government has also made changes to pensioner concessions on council rates.

Previously, pensioners, low-income earners and self-funded retirees who owned their own home were entitled to a \$190 council rate concession, which was shown on rate notices.

This has been replaced with a "Cost of Living Concession" of up to \$200 per year for pensioners, low-income earners and self-funded retirees holding a Commonwealth Seniors Health Card.

This new concession will be paid directly to recipients (not deducted from rates) and will come into effect on 1 July, 2015.

## Additional charges explained

Residents in Napperby and Crystal Brook would be familiar with having a Community Wastewater Management Scheme (CWMS) charge incorporated in their council rates.

Council provides effluent disposal systems to residential and commercial properties in these towns. The full cost of operating and maintaining the service is recovered through a charge to each property.

Last year, Council conducted a thorough review of its operations, valuations and fee structure. The following charging principles have since been applied:

- \*CWMS systems to be assessed independently (as each is of a different type and age)

- \*Total charges will reflect the average annual cost of operations (including depreciation)

- \*Charges on vacant properties will be 75% of occupied properties

- \*Ongoing Napperby irrigation costs are treated as general Council cost (not CWMS)

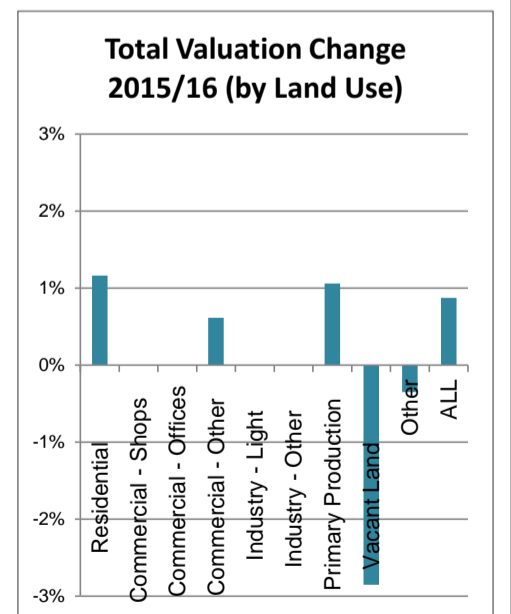
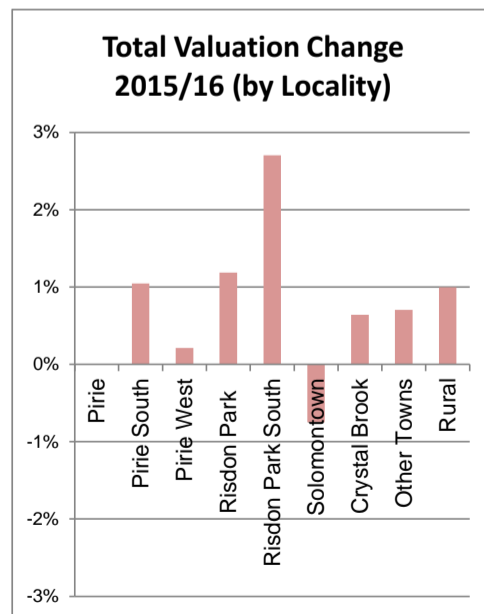
**As a result, most CWMS charges reduced significantly last year and no increase is proposed.**

Any surplus of revenue over expense is kept in a dedicated reserve account for future replacement or upgrades of respective schemes.

The Natural Resource Management Act 2004 requires Council to raise a levy on behalf of the Northern and Yorke Natural Resources Management Board. A total of \$309,107 will be recovered from all assessments as a rate in the dollar. This levy is shown separately on the rates notice.

## VALUATIONS

The Valuer-General has provided the general valuation of the district to be applied for property rating purposes in 2015/16. The overall valuation of the district has increased by 0.9% to \$2,269,722,780. Supplementary valuations continue to be received and will be included in the final rate calculations, to enable the most up to date valuation information to be applied for the 2015/16 rates. Council has generally considered the impacts of valuation changes across the district, but acknowledges that individual valuation changes may produce some inconsistent results.



In terms of individual properties, the valuations of about 85% of all assessments are unchanged, with 7% increasing (mostly primary production in the Wandearah area) and about 7% decreasing (mostly properties in Solomontown). Most residential, commercial and industrial property valuations are unchanged.