

Port Mandurah Residents' Association

Newsletter— April-May 2009
www.portmandurah.com.au



PO Box 1339
Mandurah WA 6210



Lunch at the Mandurah Country Club



We have arranged a 2-course (main and dessert) Luncheon at the Mandurah Country Club (Golf Club) for SUNDAY 24th May (12.30pm) at the subsidised price of \$25/head for members (\$32 non-members)

DON'T MISS THIS ONE –make up a table! Avoid Disappointment, Book Early, RSVP 15th May Please return booking slip on page two

SPECIFIED AREA RATE REVIEW

The City of Mandurah announced a review of the Port Mandurah Specified Area Rate (SAR). The following recommendations from the Port Mandurah Residents Association (PMRA) have been compiled from feedback from the committee and members who received the notification, (March 5, 2009) regarding the review of SAR.

Early responses from members to PMRA indicated that knowledge of the Specified Area Rate and PMRA's function in its application were not well understood. We felt that this situation needed to be addressed and decided to circulate an email to members. This email provided a brief history; the current financial status and function; as well as future directions that we feel should influence the review process of the SAR.

PMRA believes that the City Of Mandurah (Council) has the right and obligation to levy a SAR and that the process that currently administers the funds and the reserve accounts is adequate and appropriate. PMRA also feels that the present system does involve participation of the ratepayers (albeit only those who are members of PMRA– this needs to be addressed) and the reserve account mechanism should remain in place.

Recommendation One:

That the city continue to collect a Specified Area Rate from the Port Mandurah Canal Estate and that an amount be held in reserve that will cover forward estimates of expenditure on approved specific canal waterway related issues.

Only about 50% of our financial members are on our email list (about 100 families) and responses received by PMRA generally reflected a cynical view that the City receives an inequitable proportion of its rate revenue from Canal residents relative to services provided and expenditure. PMRA has one of the highest ratepayer membership ratios of any council area in Australia

Recommendation Two:

That a brief summary of the Port Mandurah Specified Area Rate; the number of properties to which it applies; the formula for its calculation; the net income received; the balance of Reserve Accounts and, the budget for expenditure estimates shall be provided with the annual rate notice.

Recommendation Three:

That the proportion of the total residential rate that is collected from the properties from which the SAR is also levied, shall be also provided with the annual rate notice.

Although we asked for feedback specifically for the SAR review, responding PMRA members made it clear that a strong case can be argued that the contribution of residential rate of canal residents, Port Mandurah in particular, is disproportionately higher than the rest of the households in Mandurah. The high proportion of self-funded retirees, professional and independent residents and absentee owners invariably make less call on the services provided by Council.

Cont. over.....



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Port Mandurah Residents' Association

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Guidelines for Jetties and Boat-Lifters

In 2004, the City of Mandurah implemented a review and adoption of new by-laws. PMRA made significant submissions, some of which were adopted. Because the bylaws are about to be reviewed again PMRA members have been canvassed for feedback and the following is a brief summary of the key recommendations.

Jetties and Boat Lifters have consistently been the cause of most conflict issues between residents in our Canal estate. All members comments have been incorporated.

PMRA has again made a wide-ranging submission on Jetties and Boat-Lifters to the City of Mandurah for the 2009 review of the bylaws. The main points follow.

The full submission is at www.portmandurah.com.au

- Permission to build a jetty should be authorised only by the City of Mandurah.
- Regulations for types of innovative structures in the Jetty Envelope should be relaxed.
- Floating jetties are generally considered to be preferable to fixed structures.
- Floating boat-lifters are generally preferable to fixed mechanical structures.
- Boat-lifters should only be permitted within the jetty envelope.
- Over-use of Mooring Piles is discouraged, improved visibility is required.

Outrageous increases in Boat Licences

Increases of up to 150% for boat licences, especially weighted against larger boats, are being forecast in the State Budget. One of the most common complaints from PMRA members is "what do we get for the fees and charges that DPI inflict upon us"? PMRA feels that this Department rarely delivers the basic services that the boating public deserves.

Boat licensing charges must be justified and should be standard across all boat sizes as it is the smaller boats that demand the major infrastructure requirements of launching ramps and facilities. Larger boats are normally contributing a greater share of taxes through fuel excise.

Please have you say and if members feel strongly about this proposed substantial increase, PMRA will co-ordinate a petition that will seek to have this proposal justified. PLEASE have you say: info@portmandurah.com.au

Street Numbers on Canal walls.

In response to requests from members, funds were allocated in the 2007-08 Specified Area Rate budget to complete the fixing of Street Numbers on canal walls. PMRA supports this action for security (Water Police being able to quickly identify a property) and as a convenient amenity for members and their visitors. The numbers will be placed in a manner similar to that used in Stage One and will be similar in appearance to the Street Names that were provided. If there is anyone who does not want a street number on their canal wall please let Chris Abbiss know during office hours (95503707 or 0448973574) or by email chris-a@mandurah.wa.gov.au as soon as possible.



PORT MANDURAH RESIDENTS' ASSOCIATION

Application for NEW Membership ONLY

(If you are already members, renewal invitations are sent out when your membership expires)

I/We wish to apply for membership of the Port Mandurah Residents' Association. I/We agree to abide by the Constitution as formally amended on 13th January 2005. Each residence receives **two full memberships** for each year's membership fee and all permanent members of the household enjoy various membership privileges as Associate Members (no fee).

<i>Insert names – use preferred Christian Names</i>			
Member		Full Members – see Membership Package schedule below for fee	
Member			
Member of family		Associate Member: Free	
Member of family		Associate Member: Free	
Member of family		Associate Member: Free	
Member of family		Associate Member: Free	
Member of family		Associate Member: Free	
Canal property address			
Mailing address		Only if mail can't be delivered to canal property address	
Our email address is:			
Phone		Mobile	
<i>Membership Packages available – 2 memberships per calendar year</i>		<i>Tick your choice</i>	
Enduring Fees	Notionally 15 years	<input type="checkbox"/>	\$300
5 years	2009, 2010, 2011, 2012, 2013 [inclusive]	<input type="checkbox"/>	\$120
3 years	2009, 2010, 2011 [inclusive]	<input type="checkbox"/>	\$80
1 year	2009	<input type="checkbox"/>	\$40
<i>Please make your cheque payable to: Port Mandurah Residents' Association or electronically transmit to our bank account: Bank West Mandurah: BSB 306-072: Account No: 418295-0</i>			
Signed:	Date:	Cheque for the sum of \$..... is enclosed	
<i>It would be appreciated if you could provide us with the following extra information if applicable to your property, or if you have a boat, in the Port Mandurah precinct.</i>			
Jetty	Wood <input type="checkbox"/> :	Floating <input type="checkbox"/> :	Extra piles <input type="checkbox"/> : None <input type="checkbox"/> :
Lifter	Electric <input type="checkbox"/> :	Hydraulic <input type="checkbox"/> :	Floating <input type="checkbox"/> : Derrick <input type="checkbox"/> : None <input type="checkbox"/> :
Boat	Type:	Rego No.	Name:
Boat	Type:	Rego No.	Name:
Boat	Type:	Rego No.	Name:

Mail to: Port Mandurah Residents' Association, P.O. Box 1339 MANDURAH WA 6210

Privacy Policy: The Port Mandurah Residents' Association will not disclose any of your personal information to other organisations or people and will only use summaries of such information to support its position in matters relating to the precinct of Port Mandurah, Western Australia.

Port Mandurah Residents' Association

SAR REVIEW Cont.

Additionally, it can be argued that the proximity to established infrastructure, advanced internal infrastructure of the estate design and initial high cost of establishment means that recurring costs of the Port Mandurah Canal Estate to the Council are significantly lower than the older areas of Mandurah. Recent residential developments require significant council-supplied infrastructure.

These points alone, coupled to the higher rateable property values indicate that our pro-rata contribution to the direct finances of the city is dis-proportionately high, quite apart from the contribution to the economy, tourism and through support of local services and businesses.

The biggest single issue, a fact recognised by Council, is the magnitude and uncertainty of the dredging requirement for access to the Northern Entrance of Port Mandurah. The importance of the canal estates to tourism and access to other canal estates and the Estuary is under-estimated. The safety issues of grounding through lack of strategic acceptance of the need for safe navigable passage at the Northern entrance must be recognised by Department of Planning and Infrastructure (DPI) and addressed urgently.

There is general consensus among the membership that responsibility for the changing status of Fairbridge Bank should not be the sole responsibility of the Port Mandurah residents and Council. DPI must accept that the design of their activities at the ocean mouth are the cause of the sand redistribution over Fairbridge Bank.

Recommendation Four:

That no SAR funds be expended on dredging north-east of a line extending across the entrance between the eastern extremity of the War Memorial site and Henry Sutton Reserve until settlement of DPI's responsibilities are resolved to the

The Port Mandurah Canals Waterways Advisory Group (PMCWAG) was set up as a committee drawn from the Port Mandurah Residents' Association to advise the Council on the appropriate expenditure of the SAR funds. It prepares and reviews the annual budget and acts as a conduit to the Council on all matters that relate to canal management. Significant professional, administrative and communication costs are contributed by PMRA members only on behalf of all Port Mandurah ratepayers. Some recognition of the inequity and financial impost on only PMRA members, should be addressed and a SAR budget provision established. Summaries of actions and activities are published in the PMRA newsletters and on our website.

Recommendation Five:

That the Port Mandurah Canals Waterways Advisory Group (PMCWAG) structure be maintained and where appropriate PMRA be recompensed financially for tangible support to mandatory commitments to meet Council requirements. The communication of activities of the committee should be given wider publicity and accountability to stakeholders.

An additional impost to canal residents is to pay DPI an annual jetty licence fee for which DPI provides no service or benefit. PMRA believes that regulation responsibility should be transferred to the Council as PMRA feels that jetties within private canal estates that have mooring envelopes within the titled area of the property, should be solely managed by the Council under conventional building guidelines and any costs associated with that responsibility be covered by the SAR budget process.

Recommendation Six:

That Council accept total responsibility for regulation of Jetties and Boat-lifters within Port Mandurah Canal Estate

PMRA Luncheon at the Mandurah Country Club, 12.30pm 24th May 2009

Please secure Members Tickets at \$25each \$.....
and Non-members tickets at \$32each \$..... Total \$.....

We will make up at table of 8 or 10 We would like to join a table

Name: Address:

Please make cheques payable to:

Port Mandurah Residents' Association

and mail to - PMRA, P.O. Box 1339, MANDURAH WA 6210

Or electronically transmit to our bank account: Bank West Mandurah: BSB 306-072: Account No: 418295-0.

Please include a copy of the computer generated receipt with your application for tickets.