

Shire of Serpentine Jarrahdale
6 Paterson Street
Mundijong WA 6123
info@sjshire.wa.gov.au
Via Email Only

23rd September 2024

Dear Mr President and Elected Members,

Re: Request for Property Rates Waiver

I am writing on behalf of the Byford & Districts Country Club (BDCC) to formally request that the Shire of Serpentine Jarrahdale Council consider waiving three years' worth of property rates. As a not-for-profit association, we believe this request is justified, as many similar organisations are typically exempt from such fees. We acknowledge that this requirement is part of our original lease agreement.

The total value of the requested waiver is approximately \$120,000, with this year's rates amounting to \$38,780.71. Notably, we have already paid \$9,695.41, which is the first of four instalments due for the 2024/2025 financial year.

The BDCC is located on Crown land vested in the Shire of Serpentine Jarrahdale, and we have always prided ourselves on being a key asset to the local community. However, the Club is currently experiencing significant financial pressures due to our bowling green replacement project. This became necessary after Bowls WA advised that the deteriorating green could no longer support the playing of Pennants.

Initially estimated at \$185,000, we budgeted \$200,000 to accommodate any unforeseen expenses. However, after removing the original playing surface, we discovered significant defects in the base and sub-base, which have substantially increased the project's total cost. To date, the BDCC has spent over \$300,000 (\$330,000 inc. GST) on this project.

A detailed cost breakdown is provided in Attachment 1.

We engaged Evergreen Synthetic Grass, one of the most experienced and respected companies in the field, to manage the replacement project. Additionally, we contracted Local Geotechnics, an independent geotechnical engineering firm, to assess and advise on the necessary amelioration works for the sub-base. Compaction and soil testing were conducted at this stage, with the results included in Attachment 2.

After thorough investigations by senior Shire Officers, it was determined that no recourse could be taken against the original contractors engaged by the Shire for the initial ground works. As a result, the BDCC is facing significant, unexpected costs that we do not have the financial capacity to absorb.

It is worth noting that through the sale of the original BDCC premises on South Western Highway, the Aldi site now contributes significant rates to the Shire. This

ongoing revenue from the site, which was made possible through the Club's relocation, has provided financial benefits to the Shire and the broader community.

A three-year property rates waiver would greatly alleviate this financial burden, enabling the BDCC to continue supporting its many community services and activities while recovering from the strain caused by this project. A list of local groups and organisations that have benefitted from the BDCC's community initiatives is included in Attachment 3.

Attachment 4 provides photos and captions to illustrate some of the issues we've experienced during this project.

We hope that the Council will recognise these exceptional circumstances and give favourable consideration to our request.

Thank you for your time and consideration. We would welcome the opportunity to discuss this matter further at your convenience.

Yours sincerely,



Colleen Rankin OAM
Chairperson
Byford & Districts Country Club Inc.

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