

# Your Rates 2023–2024



## Dear Ratepayer

We believe Cockburn is the best place in Australia to live, work and play, so we pay close attention to making sure we live up to that promise for our residents and businesses.

Just like our community, the City of Cockburn is operating in a challenging, high-cost environment, paying more just to sustain current service levels.

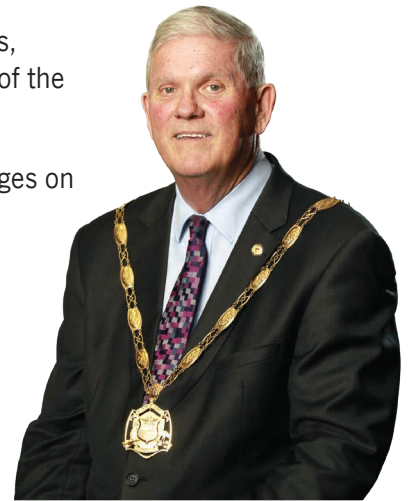
As a sensible approach to the current economic climate, the City is prioritising the maintenance of existing assets and infrastructure over new projects for 2023-24. Our focus remains on delivering high-quality services and facilities for our residents and businesses.

In a continuing environment of high inflation, rising interest rates, high construction costs, and a tight labour market the City of Cockburn's 2023-24 rates will continue to be some of the lowest in Perth, and significantly behind CPI increases.

To help alleviate costs for individuals and businesses, the City will eliminate interest charges on all approved payment plans, including instalments, SmartRates, and other customised plans. The administration fee for ratepayers who receive their notices by mail, will also be removed.

In closing, I thank the Elected Members, staff, and the many volunteers across the City for their continuous efforts to make Cockburn the best place to be.

His Worship the Mayor Logan K. Howlett, JP



## A day of budget friendly activities in Cockburn

Chantelle  
age 40



Earth Carers course.  
**Free**



Financial  
counselling. **Free**



4-week Food  
Sensations program. **Free**



Coogee Live event.  
**Mostly Free**

Dylan  
age 28



12-week soccer  
program. **\$10/wk**



Reuse Shop, secondhand  
paddleboard. **\$25**



Snorkel Omeo shipwreck.  
**Free**

Anne  
age 74



Seniors Centre.  
**Meal \$8.50, Pinjarra Races  
\$49 inc. lunch**



Azelia Ley  
Homestead Museum.  
**Gold coin donation**












Cockburn  
Wetlands Precinct.  
**Free**



Show off art  
exhibition.  
**Free**

# A day of budget friendly activities in Cockburn

<p><b>Ayana</b> age 3</p>  <p>Froggy's outdoor playgroup. <b>Free</b></p>	 <p>Cockburn ARC – 1hr play session, Bandicoots Play Centre. <b>\$8.20</b></p>	 <p>Nature Storytime Trek (holiday event). <b>Free</b></p>
<p><b>Xavier</b> age 9</p>  <p>Library. <b>Free</b></p>	 <p>Bibra Lake Playground</p>	 <p>Children's Reference Group</p>
<p><b>Sianna</b> age 16</p>  <p>Counselling. <b>Free</b></p>	 <p>RYDE (youth driving program). <b>\$15 for 90 mins</b></p>	 <p>All day Caving &amp; Adventure Treetop (Youth Centre holiday event). <b>\$35</b></p> <p>Tennis. <b>Free</b></p>

## Projects in 2023-24

As a sensible approach to the current economic climate, the City is prioritising maintaining our existing assets and infrastructure above undertaking new projects. The 2023-24 budget includes a maintenance and works program of \$43.87m. Some of the key projects and services we will deliver include:

- City owned building renewals and upgrades, \$6.3m

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- Cockburn Resource Recovery Precinct Stage 2 design, \$1.545m

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- Omeo Park (North Coogee) new toilet and visitor amenities, \$1.5m

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- Santich Park (Lake Coogee) upgrade, \$1.236m

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- Phoenix and Rockingham Road (Spearwood) intersection upgrade, \$1.285m

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- Beale Park (Spearwood) – finalising preliminary planning and commencing construction, \$1.18m

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- Hammond Road (Branch to Bartram), Success duplication, \$1.07m

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- Doubling size of the erosion reduction reef trial, North Coogee, \$0.944m

## Want a more manageable way to pay your rates?

SmartRates allows households to spread their rate payments throughout the year by allowing payments on a weekly, fortnightly, or four weekly basis. With SmartRates, you pay using continuous direct debit. This means there's no need to remember due dates and you avoid overdue fees.

To sign-up to SmartRates visit [www.cockburn.wa.gov.au/SmartRates](http://www.cockburn.wa.gov.au/SmartRates)

### Having difficulties paying your rates?

Ratepayers experiencing genuine hardship can contact the City to discuss alternative payment arrangements. Call 08 9411 3444 or fill out the 'Application for Hardship Assistance Form' on our website at:

[www.cockburn.wa.gov.au/paymyrates](http://www.cockburn.wa.gov.au/paymyrates)

The City offers **free financial counselling** for residents and businesses. Call 08 9411 3444 or email [customer@cockburn.wa.gov.au](mailto:customer@cockburn.wa.gov.au)

## How do I calculate my rates?

**Rates \$ = GRV OR UV x Category Rate – any applicable Rates Concessions**

**GRV = Your property's estimated YEARLY RENTAL INCOME**

**UV = Your property's estimated LAND VALUE (no improvements)**

Property values are based on either the Gross Rental Valuation (GRV) or the Unimproved Value (UV). GRV is the most common valuation method in the City of Cockburn as UV is mainly used for rural land uses including farms, market gardens, nurseries and turf farms to name a few.

Your property's GRV or UV is stated on your rates notice at the top right hand corner. Landgate has conducted a GRV revaluation of properties within the City effective for 3 years commencing 1 July 2023. This means that GRV property valuations will change from those used for the past three previous years. We know this may be difficult for some ratepayers to understand, and we are here to assist you with any questions or concerns you may have about the process and its impact on your rates.

## Category rates

### Category

#### Gross Rental Value (GRV)

Improved Residential

**Rate (\$)** \$0.07791      **Minimum amount(\$)** \$1,478

Improved Commercial & Industrial

**Rate (\$)** \$0.08750      **Minimum amount(\$)** \$863

Improved Commercial – Caravan Park

**Rate (\$)** \$0.08307      **Minimum amount(\$)** \$863

Vacant

**Rate (\$)** \$0.09531      **Minimum amount(\$)** \$780

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#### Unimproved Value (UV)

Rural General

**Rate (\$)** \$0.00294      **Minimum amount(\$)** \$1,051

Rural Vacant Land

**Rate (\$)** \$0.00453      **Minimum amount(\$)** \$1,051

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**Other:** Specified Area – Port Coogee, Port Coogee Waterways Cockburn Coast

**Rate (\$)** \$0.01200      **Minimum amount(\$)** N/A

*A minimum payment amount applies to each category rate, except for specified area rates.*

### Rates concession

You are eligible for a rates concession if you have a single dwelling under the Improved Residential property category and your property's GRV value is above the adopted concession threshold of \$24,671. The concession limits the year-on-year rates increases for high GRV single improved residential dwellings. The concession parameters have been adjusted this year to factor for the large GRV revaluation.

This is necessary as waste and security charges were previously incorporated into general rates.

The concession is calculated using a rate of \$0.02577 multiplied by the amount of GRV your property is over the threshold.

## Service Charges South Lake East – Underground Power Charges

### Property Type

Single Residential\*: **Total Cost Full Payment Year 1** \$4,500. **Cost p.a. (10 years)** \$499. **Cost p.a – Network Service Charge** \$415. **Cost p.a – Network Connection fee** \$84.

Single Residential (with existing connection)\*: **Total Cost Full Payment Year 1** \$3,735. **Cost p.a. (10 years)** \$415. **Cost p.a – Network Service Charge** \$415. **Cost p.a – Network Connection fee** N/A.

Commercial Property (2): **Total Cost Full Payment Year 1** \$6,800. **Cost p.a. (10 years)** \$760. **Cost p.a – Network Service Charge** \$760. **Cost p.a – Network Connection fee** N/A.

Berrigan Ave Shopping Centre: **Total Cost Full Payment Year 1** \$20,000. **Cost p.a. (10 years)** \$2,220. **Cost p.a – Network Service Charge** \$2,220. **Cost p.a – Network Connection fee** N/A.

Bistro on Berrigan (Tavern): **Total Cost Full Payment Year 1** \$7,000. **Cost p.a. (10 years)** \$780. **Cost p.a – Network Service Charge** \$660. **Cost p.a – Network Connection fee** \$120.

\*Single Residential Ratepayers entitled to the State Government Seniors rebate will receive a 25% discount off the stated charges.

## Additional charges

The following annual charges administered by the City of Cockburn are in addition to your rates and are shown on your rates notice as they apply to your specific property.

Further details regarding applicable fees and charges can be found in the City's Annual Budget 2023-24.

### Rubbish & Recycling

**\$/Year**

Rubbish Service 240L – Non-Residential Improved Property only \$458/Year.

2nd Rubbish Service \$235/Year.

2nd Recycle Service \$148/Year.

Surcharge to Unmanaged Bin Store \$550/Year.

Rubbish Service – Rate Exempt Properties \$458/Year.

Mobile Bin Levy 240L \$100/Year.

Shared Mobile Bin Levy 240L (Strata/Grouped Housing Developments) \$33/Year.

### Other

**\$/Year**

Surcharge to Unit within a Complex \$930/Year.

Pool Inspection – Annual Levy \$44.79/Year.

### Emergency Services Levy (ESL) – State Government charge

The Emergency Services Levy is a compulsory charge for all property owners and is issued by the State Government. For more information contact the Department of Fire and Emergency Services (DFES) at [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au)

## Objects and Reasons for 2023-24 Differential Rates

The objective of the rates and charges in the 2023-24 budget is to provide for the net funding shortfall of \$125.2m in Council's operational and capital program for 2023-24. We have increased the rates yield from residential properties by an average 4.5 per cent and from all other property types, by an average 5.0 per cent.

This ensures the City continues to deliver essential services and projects to our community.

## Differential General Rating

The purpose of imposing a differential general rate between improved and vacant properties in the residential, commercial and industrial areas (all rated on GRV valuations) is to obtain fair income from unimproved land within the municipal district. Utilisation of GRV values for vacant land means that the revenue generated is less than that applicable under the UV system.

Council believes that the commercial and industrial sectors generate high traffic volumes with heavier loads and should contribute at a higher level than residential for road construction, maintenance and refurbishment including road drainage systems.

The rural/urban farmland areas are rated based on the UV valuations issued by the Valuer General of WA every year.

## Differential Rate Categories

### Residential Improved (GRV)

This rate category imposes a differential general rate on land valued on a GRV basis, which is zoned under the Town Planning Scheme No.3 for residential purposes and having improvements erected on it.

The objective of this rate is to apply a base differential general rate to land zoned and used for residential purposes and to act as the City's benchmark differential rate by which all other GRV rated properties are assessed.

This rate ensures that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout Cockburn. It is lower than the vacant land differential rate as the City is encouraging landowners to develop land rather than land banking.

### Vacant Land (GRV)

This rate category imposes a differential general rate on land valued on a gross rental value basis, which is zoned under the Town Planning Scheme No.3 for the purpose of residential, commercial or industrial purposes and being vacant land.

The objective of this rate is to promote the development of vacant land within Cockburn. Vacant land has a higher differential general rate which provides a disincentive to owners for land banking and not developing their vacant land.



### Commercial & Industrial Improved (GRV)

This rate category imposes a differential general rate on land valued on a gross rental value basis, which is zoned under the Town Planning Scheme No.3 for commercial or industrial purposes and having improvements erected on it.

The objective of this differential rate category is to raise sufficient revenue to offset the costs associated with increased maintenance of infrastructure, particularly transport related infrastructure, and higher levels of services associated with properties in this category.

### Rural General Improved (UV)

This rate category imposes a differential general rate on land valued on an unimproved value basis, which is zoned under the Town Planning Scheme No.3 for rural general or rural general urban farm land purposes and having relevant buildings erected on it including those being used for commercial or industrial purposes.

The objective of the rate is to impose a differential rate commensurate with the rural use of the land and to ensure that all ratepayers make a reasonable contribution towards the provision of works, services and facilities throughout the City and their ongoing maintenance. It is also the City's benchmark differential UV rate and the base rate by which all other UV rated properties are assessed.

### Rural Vacant Land (UV)

This rate category imposes a differential general rate on land valued on an unimproved value basis, which is zoned under the Town Planning Scheme No.3 for rural purposes and being vacant land.

The objective of this rate is to promote the development of vacant land within Cockburn, effectively providing a disincentive to owners for land banking and not actively developing their vacant rural land for its intended purpose.

### Commercial Caravan Park (GRV)

This rate category imposes a differential general rate on land valued on a gross rental value basis, which is zoned under the Town Planning Scheme No.3 for the purpose of a commercial caravan park and catering for permanent trailer homes and non-permanent caravans.

The objective of this rate is to ensure that the City's caravan parks, predominantly permanent trailer homes, make an equitable contribution to the City's services and facilities like any other residential land owner. It is also to maintain rating equity with other small unit dwellings in the City.

## Fire Control Order (Summary)

Effective from 10 May 2018

Applicable 1 November - 15 April each year

The complete City of Cockburn Fire Control Order is available in Portuguese, Italian, Croatian and Cantonese upon request. As an owner or occupant of vacant or developed land in Cockburn, you are required by law to comply with the following.

#### Properties LESS than 4,047m<sup>2</sup>

- Have all flammable materials such as dry grass and weeds slashed, mown or trimmed down by other means to a maximum height of 50mm across the entire property for the duration of the firebreak time. Refer to the definitions in the Fire Control Order

- Remove all dead vegetation.

#### Properties LARGER than 4,047m<sup>2</sup>

- Construct a firebreak (as defined within Section 3 of the Fire Control Order) immediately inside all external property boundaries. This includes those adjacent to roads, drains, rail reserves and any public open space reserves
- Remove all dead vegetation surrounding and over all habitable structures to a radius of three metres except living trees, shrubs, maintained grass and gardens under cultivation.

To find out more about fire prevention and to read the City's complete Fire Control Order, visit [www.cockburn.wa.gov.au/FireControlOrder](http://www.cockburn.wa.gov.au/FireControlOrder)

## Go paperless with eRates

Sign up to eRates and you will receive your rate notice and brochure via email.

[www.cockburn.wa.gov.au/eRates](http://www.cockburn.wa.gov.au/eRates)

For more information on your rates visit [www.cockburn.wa.gov.au/paymyrates](http://www.cockburn.wa.gov.au/paymyrates), email [rates@cockburn.wa.gov.au](mailto:rates@cockburn.wa.gov.au) or call 08 9411 3444.



## Answers to common questions from residents

We receive a lot of feedback from our community and sometimes we get suggestions for things that we are already doing. Here are a few frequently mentioned ideas that we are actively implementing.

**“We never hear about what’s happening, including events.”**

We provide a range of resources to access information, from Council decisions to free events, opportunities to have your say and rebates you can apply for including those for cloth nappies and worm farms.



**eNews** sign up here, scan QR code  
[www.cockburn.wa.gov.au/Newsletters](http://www.cockburn.wa.gov.au/Newsletters)

**Soundings** printed newsletter sent four times a year to your letterbox.



**Facebook and Instagram** Follow us!  
Facebook:

[www.facebook.com/CityOfCockburn/](http://www.facebook.com/CityOfCockburn/)

Instagram:

[www.instagram.com/cityofcockburn](http://www.instagram.com/cityofcockburn)



**Events in Cockburn**, scan QR code  
[www.cockburn.wa.gov.au/Events](http://www.cockburn.wa.gov.au/Events)



**Annual Events Guide**

Mailed out in September promoting our headline events.

**“Why doesn’t the City give residents money to improve their verges?”**

We offer subsidised native plants, a rebate of up to \$250 to create waterwise verges, plus five free native plants, free soil improver and soil wetting granules as part of the rebate.

**“What does the City do to support local business?”**



We offer a range of free and heavily subsidised business workshops, courses and networking events.

Sign up here to our business eNews

[www.cockburn.wa.gov.au/Business-eNews](http://www.cockburn.wa.gov.au/Business-eNews)

**“Plant more trees on verges!”**



You can request a City supplied tree for your verge. Scan QR code

[www.cockburn.wa.gov.au/Verge-Landscaping-Application-Form](http://www.cockburn.wa.gov.au/Verge-Landscaping-Application-Form)

**“There should be suburb specific and resident group information on the website.”**



See all of the projects happening in your neighbourhood for the current year.

[www.cockburn.wa.gov.au/Building-Planning-and-Roads/What-s-Happening-in-my-Suburb](http://www.cockburn.wa.gov.au/Building-Planning-and-Roads/What-s-Happening-in-my-Suburb)



View a list of all resident groups on our website.

[www.cockburn.wa.gov.au/Community-Development-Services-and-Contacts](http://www.cockburn.wa.gov.au/Community-Development-Services-and-Contacts)



**City of Cockburn**

Whadjuk Boodja, 9 Coleville Crescent Spearwood,

Telephone: 08 9411 3444, Email: [customer@cockburn.wa.gov.au](mailto:customer@cockburn.wa.gov.au)

[www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au)

