

Your Rates 2024–2025

Dear Ratepayer

We believe Cockburn is the best place to live, work and play. Satisfaction with the City of Cockburn among residents is high because we provide great value for money, work hard to keep our communities looking great, while maintaining a strong financial position and giving generously to local organisations.

Just like our community, the City continues to operate in a challenging, high-cost environment, paying more to sustain current service levels for a rapidly growing community. As a sensible approach to the current economic climate, the City continues to prioritise maintaining our existing assets and over new projects.

We will however still be delivering key projects, and in 2024-25, we eagerly anticipate the opening of the Malabar Park BMX Facility in Bibra Lake, the expansion of Cockburn ARC and the new toilet block and amenities at Omeo Park in Port Coogee. The intersection at Rockingham Road and Phoenix Road will also undergo a \$2.49m upgrade including the installation of a new roundabout, improved lighting, and measures to encourage slower speeds. A further \$10.16m will be spent on improving our road network in 2024-25, including footpaths.

We have a strong focus on growing our economy through activities such as supporting business to build capacity, attracting investment and growing our visitor economy. The City continues to lead the way in environmental management and invests significantly in community safety through partnerships and projects such as the extensive CCTV roll out.

Understanding the pressure rising costs is putting on households and businesses, the City is extending its policy of waiving interest fees on all payment plans, including instalments, Smart Rates, and other customised payment plans. This aims to ease the burden on our community by making it easier to manage rate payments over an extended period without financial penalty.
















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

Discover some of the City's wide range of programs you can access

Below is a glimpse into some of the diverse range of programs and initiatives offered by the City, all of which are free or significantly subsidised, as well as funding or rebates available to residents of all ages.

<p>Dylan age 28 Into health and fitness</p> 	<p>Mira age 42 Environmentally aware</p> 	<p>Adan age 16 Getting started in life</p> 
 <p>Yoga and pilates (all ages) Free</p>	 <p>Home Eco-Audit Free</p>	 <p>Sport travel assistance funding up to \$400</p>
 <p>Healthy eating four-week program Free</p>	 <p>Good Sammy's tour and sustainable styling workshop Free</p>	 <p>Employ me program (for help getting into the workforce) Free</p>
 <p>Mental health counselling Free</p>	 <p>Turtle trackers Citizen Science program Free</p>	 <p>RYDE youth driving program \$15/1.5hrs</p>
 <p>Bibra Lake Fun Run Free</p>	 <p>Waterwise verge rebate up to \$250</p>	 <p>Cockburn Live annual event series Free</p>

Discover some of the City's wide range of programs you can access

Winnie age 72 Wanting to stay connected	Ivan and Aalia age 34 Entertaining kids on a budget	Aurora age 2 Just wants to play
 Sewing to go plastic free workshop Free	 Kids holiday programs Free or heavily subsidised	 Learn through play Cockburn ARC (6 months –3 years) \$11.50/session
 Lunch at the Seniors Centre for over 50s \$10 (main meal)	 Kidsport funding program (for sport participation) up to \$300	 Froggy's Fun on the Green (outdoor playground 0-5 years) Free
 Seniors Security Rebate \$200-\$500	 Financial counselling Free	 Pram Jam at Cockburn libraries (0-2 years) Free
 Elder abuse workshops Free	 Skate clinics for kids Free	 Bibra Lake Regional Playground Free

Projects in 2024-25

A healthier community

- Cockburn ARC expansion (started 2023-24) **\$7.14m**
- Malabar Park BMX Facility, Bibra Lake - redevelopment (started 2023-24) **\$3.22m**
- Playground renewal and upgrades **\$2.05m**
- Santich Park, Spearwood - parking and lighting **\$1.27m**
- Tempest Park, Coolbellup - new floodlighting **\$0.46m**

An improved community

- Henderson Waste Recovery Park - leachate - pond construction **\$3.5m**
- Omeo Park, Port Coogee - toilet and amenities **\$1.5m**
- Other building renewals and upgrades **\$5.16m**
- Grants and donations **\$1.96m**

A connected community

- Rockingham Road/Phoenix Road intersection upgrade including a new roundabout **\$2.49m**
- Beeliar Drive, Dunraven Drive intersection improvements **\$1.17m**
- Carrington Street, Forrest Road intersection improvements **\$1.02m**
- Other road and footpath projects **\$7.97m**

A multi-cultural community

- Aboriginal Cultural and Visitors Centre - finalising design for tender and starting construction **\$2.25m**

A greener community

- Urban Forest Tree Planting program
1,200 new street trees **\$0.63m**

Want a more manageable way to pay your rates?



SmartRates

SmartRates allows households to pay their rates on a weekly, fortnightly or four weekly basis. To sign up to SmartRates visit 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

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

How are my rates calculated?

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 conducted a GRV revaluation of properties within the City effective for three years commencing 1 July 2023. UV properties are valued annually.

The City does not have any role in determining the valuation of any property or the ability to appeal any valuation provided by the Valuer General. However, any property owner who does not agree with the GRV or UV change may lodge an objection directly with Landgate.

Category rates

Category	Rate (\$)	Minimum amount (\$)
Gross Rental Value (GRV)		
Improved Residential	\$0.08103	\$1,537
Improved Commercial and Industrial	\$0.09231	\$910
Improved Commercial – Caravan Park	\$0.08764	\$910
Vacant	\$0.09960	\$815
Unimproved Value (UV)		
Rural General	\$0.00269	\$1,098
Rural Vacant Land	\$0.00403	\$1,098
Other		
Specified Area – Port Coogee, Port Coogee Waterways	\$0.01248	N/A
Specified Area – Cockburn Coast	\$0.01200	N/A

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

Rates concession

If you own a single home and its Gross Rental Value (GRV) is above \$24,671, you can get a concession on your council rates. The GRV is the estimated amount a property could earn in annual rent and is set by the Valuer General (Landgate).

This concession helps keep rate increases manageable each year for homes with high GRVs. Waste and security charges are incorporated into general rates. The concession is calculated using a rate of \$0.02680 multiplied by the amount of GRV your property is over the threshold.

Service Charges South Lake East – Underground Power Charges

Property Type	Cost (year 2 of 10)	Cost p.a – Network Service Charge	Cost p.a – Network Connection Fee
Single Residential	\$499	\$415	\$84
Single Residential (with existing connection)	\$415	\$415	N/A
Berrigan Avenue Shopping Centre	\$2,220	\$2,220	N/A

Additional charges

The following annual charges 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 2024-25.

Rubbish and Recycling	\$/Year
Rubbish Service 240L – Non-Residential Improved Property only	458
2nd Rubbish Service	240
2nd Recycle Service	138
Surcharge to Unmanaged Bin Store	572
Rubbish Service – Rate Exempt Properties	458
Mobile Bin Levy 240L	100
Shared Mobile Bin Levy 240L (Strata/Grouped Housing Developments)	35
Other	\$/Year
Surcharge to Unit within a Complex	967
Pool Inspection – Annual Levy	56.03

Emergency Services Levy (ESL) – State Government charge

The Emergency Services Levy is a compulsory charge for all property owners and is determined by the State Government and collected by the City. For more information contact the Department of Fire and Emergency Services (DFES) at www.dfes.wa.gov.au

Objects and Reasons for 2024-25 Differential Rates

The objective of the rates and charges in the 2024-25 budget is to provide for the net funding shortfall of \$133.80m in Council's operational and capital program for 2024-25.

A net funding shortfall does not mean that the City has overspent by that amount. The shortfall is the amount of money the City needs to raise from rates to ensure the City can continue providing services

such as libraries, waste management, Seniors Centre, and roads and community infrastructure upgrades and maintenance. The rates needed is in addition to the amount of money the City raises from fees and charges and from grants and subsidies.

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 and 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

Must be complied with between 1 November and 15 April each year.

As an owner or occupant of vacant or developed land in Cockburn, you are required by law to comply with the full City of Cockburn Fire Control Order. This can be viewed at www.cockburn.wa.gov.au/FireControlOrder and is available in Portuguese, Italian, Croatian, and Cantonese upon request.

You are required by law to comply with the following:



Properties LESS than 4,047m²

1. 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
2. Remove all dead vegetation.

Properties LARGER than 4,047m²



1. 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
2. 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, scan the QR code or visit www.cockburn.wa.gov.au/FireControlOrder



What's happening in Cockburn?

Stay up-to-date with what's happening in Cockburn. From events and workshops to environmental initiatives, term and holiday programs for kids, new infrastructure projects, sports, and nutrition programs, we have many ways for you to stay informed.



Facebook

www.facebook.com/CityOfCockburn



Instagram

www.instagram.com/cityofcockburn



LinkedIn

<http://au.linkedin.com/company/city-of-cockburn>



eNews

Soundings (City of Cockburn news), Cockburn Community (community news), Cockburn Kids, Cockburn Seniors, Sustainable Living, Rehabilitating Roe 8, Volunteers, Fire Safe (for residents on rural property's), Champion Clubs (sporting clubs), Business. To sign up visit www.cockburn.wa.gov.au/eNews



Soundings magazine

Mailed out to ratepayers four times a year.



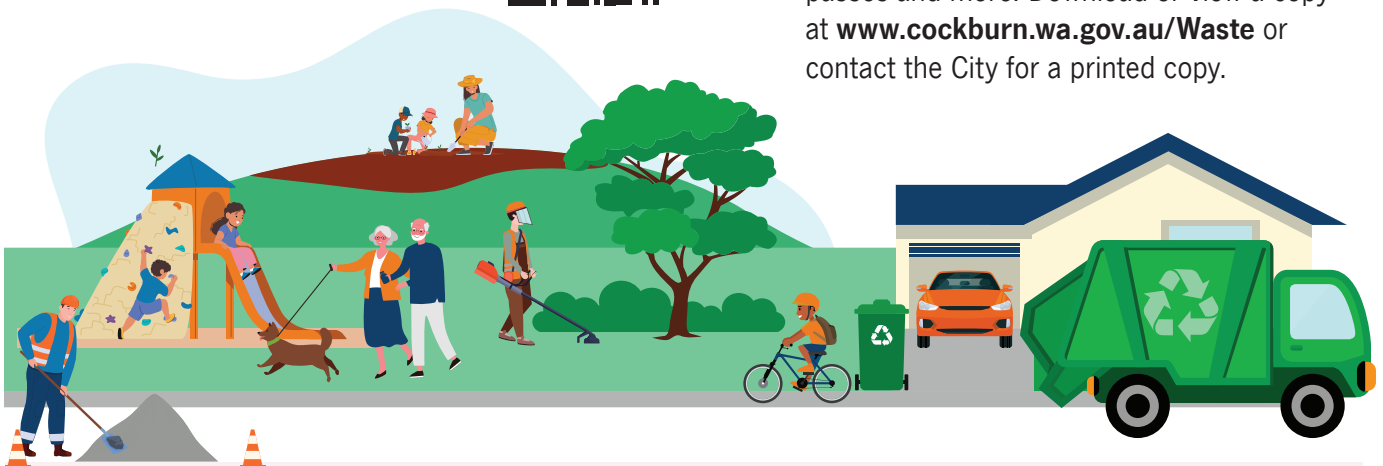
Annual Resource Recovery Calendar

Includes information on bin collection dates, what goes in what bin, lost, stolen or damaged bins, where to dispose of your waste items that don't belong in your bins, verge and bulk organics collections, trailer passes and more. Download or view a copy at www.cockburn.wa.gov.au/Waste or contact the City for a printed copy.



Website

www.cockburn.wa.gov.au



What's happening in my Suburb?

To find out about projects in your suburb, visit www.cockburn.wa.gov.au/MySuburb. Projects include new or upgraded buildings, facilities, roads, utilities, parks, sport complexes, and environmental initiatives, among others.



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

For more information on your rates visit www.cockburn.wa.gov.au/paymyrates email rates@cockburn.wa.gov.au or call 08 9411 3444.



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