

# Your Rates 2025-2026

## Message from the Mayor

We believe that Cockburn is the best place to be.

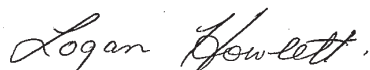
The City has a strong commitment to keeping our rates low, while maintaining and supporting our communities with excellent services and first-class facilities and public open space. This includes our engagement with Industry and small to medium enterprises to promote jobs, career opportunities, and training and development to meet the changing world of employment needs and growth.

Like all West Australians, the City is paying more to sustain existing service levels. In response to the economic climate, we continue to prioritise the maintenance of our existing assets over creating new projects until the market stabilises.

Council also gives almost \$2 million back to the community in the form of grants and donations each year including helping individuals, groups, and communities to run events, buy CCTV hardware and software, attend sporting events, and to network.

Recognising the financial pressure on households and businesses, the City is extending its policy of waiving interest fees on all payment plans. The aim is to ease the burden on our community by allowing options for rate payments to be managed over an extended period without financial penalties. The City also offers free financial counselling.

In closing, I thank the Elected Members, staff, and volunteers across the City for their continued contribution to our great community.



His Worship the Mayor Logan K. Howlett, JP



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

Your rates contribute directly to the services and facilities you use in your community, including public parks, local roads, streetscapes, waste collection, recreation and aquatic centres, community and sporting venues, libraries, and public events. Here is a snapshot of some of the activities and services delivered by the City of Cockburn.

**Sofia, age 31**

### Into health and fitness

Bibra Lake Fun Run  
**Free**

Healthy Eating, Activity and Lifestyle (HEAL) 6-week program **\$30 full program**

Counselling and Support  
**Free**



**Luke, age 49**

### Environmentally aware

Home Eco-Audit  
**Free**

Waterwise verge rebate up to **\$500**

Home compost subsidy and rebates

Sustainability Grants up to **\$4,000**



**Roman, age 16**

### Thinking about the future

Sport travel assistance funding up to **\$400**

RYDE youth driving program **\$15/1.5hrs**

Recreational activities at Cockburn Youth Centre



**Evelyn, age 78**

### Wanting to connect and feel safe

Yoga at the Seniors Centre **\$6** (plus \$51.50 annual membership)

Seniors Security Rebate **\$200-\$500**

Avoiding scams information sessions  
**Free**



**Families**






### Looking for fun things to do

Cockburn Live **Free** or low cost events from October to April

Froggy's Fun on the Green **Free** outdoor playgroup



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

 <b>Our Economy</b>	Supports small local business through our grants program	Sponsors the Blue Gravity Program
 <b>Our Environment</b>	Maintains <b>396</b> parks and reserves  Dispenses <b>2,304,000</b> biodegradable dog bags annually	Conserves <b>1572.5ha</b> of parks and reserves  Produces <b>1,150megawatts</b> of solar energy from facilities
 <b>Our Community</b>	Maintains <b>215</b> playgrounds  Manages <b>30</b> sporting reserves/ fields to support an estimated <b>120</b> sporting clubs	Provides CoSafe, community safety support and education, and CCTV  Delivers the Cockburn Live events series
 <b>Our Places</b>	<b>893kms</b> of footpaths	<b>894km</b> of roads
 <b>Our Governance</b>	Assist between 800 and 1,000 people in becoming Australian citizens annually	Award our dedicated community volunteers annually

## Projects in 2025-26



### A healthier community

Cockburn ARC asset renewal and replacement ... **\$2.1m**

Playground renewal and upgrades ..... **\$2.05m**

Beale Park Redevelopment ..... **\$8.14m**  
(Total cost of \$13.31m with balance in FY27 budget)



### A greener community

Enhancement of our natural areas, parks, and playgrounds ..... **\$7.34m**

Improvements and environmental management of the Cockburn Resource Recovery Park ..... **\$463,000**



### A connected community

Road safety improvements ..... **\$6.1m**

Road resurfacing ..... **\$5.1m**

Building improvements in our parks, reserves, sporting grounds and facilities ..... **\$4.6m**

Rockingham Road Revitalisation ..... **\$2.69m**

Pathway renewals and new installations ..... **\$1.8m**

CCTV ..... **\$406,000**



### A great community

Upgrade Manning Park Playground ..... **\$2.29m**

Upgrades to the Animal Management Facility .. **\$322,000**

## How are my rates calculated?

Rates \$ =	GRV OR UV x Rate Category– any applicable Rates Concessions
<b>GRV</b> =	Your property's estimated Yearly Rental Income
<b>UV</b> =	Your property's estimated Land Value (no improvements)

Property values are based on either Gross Rental Value (GRV) or Unimproved Value (UV). Most properties in the City of Cockburn use GRV, while UV is mainly for rural land like farms and nurseries. Your property's GRV or UV is shown at the top right of your rates notice.

Landgate revalues GRV properties every three years (last done on 1 July 2023), and UV properties every year. The City does not set these values or handle appeals. If you disagree with your property's valuation, you can contact Landgate directly to object.

### Rates concession

If you own a single home with a GRV over \$24,671, you may be eligible for a rates concession to help manage annual increases.

GRV (set by Landgate) is the estimated yearly rental value of your property.

The concession is calculated at \$0.02774 for every dollar your GRV exceeds the threshold. Waste and security charges are included in general rates.

## Category rates

Category	Rate (\$)	Minimum amount (\$)
<b>Gross Rental Value (GRV)</b>		
Improved Residential	\$0.08387	\$1,591
Improved Commercial and Industrial	\$0.09646	\$951
Improved Commercial – Caravan Park	\$0.09158	\$951
Vacant	\$0.10408	\$852
<b>Unimproved Value (UV)</b>		
Rural General	\$0.00256	\$1,147
Rural Vacant Land	\$0.00388	\$1,147
<b>Other</b>		
Specified Area – Port Coogee, Port Coogee Waterways	\$0.01292	N/A
Specified Area – Cockburn Coast	\$0.01200	N/A

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



For more information, visit  
[www.cockburn.wa.gov.au/RatesFAQ](http://www.cockburn.wa.gov.au/RatesFAQ)

## Service Charges South Lake East – Underground Power Charges

Property Type	Cost (year 3 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 2025-26.

Rubbish and Recycling	\$/Year
Rubbish Service 240L – Non-Residential Improved Property only	458
2nd Rubbish Service	243
2nd Recycle Service	110
Surcharge to Unmanaged Bin Store	592.02
Rubbish Service – Rate Exempt Properties	458
Mobile Bin Levy 240L	110
Shared Mobile Bin Levy 240L (Strata/Grouped Housing Developments)	37
Other	\$/Year
Surcharge to Unit within a Complex	1,000
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](http://www.dfes.wa.gov.au)

## Objects and Reasons for 2025-26 Differential Rates

The objective of the rates and charges in the 2025-26 budget is to provide for the net funding shortfall of \$140.80m in Council's operational and capital program for 2025-26. 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.

The City must generate sufficient income to deliver its operations and capital budget. This includes the need to raise \$140.80 million through rates.

This funding pays for infrastructure and services like roads, parks, streetscapes, libraries, recreation and aquatic centres, youth and seniors centres, and community events to name a few.

### Differential General Rating

The City applies different rates to improved and vacant residential, commercial, and industrial properties (all based on GRV) to ensure fair income from undeveloped land. GRV values for vacant land generate less revenue than UV values.

Commercial and industrial properties are rated higher than residential, as they create more traffic and wear on roads and drainage. Rural and urban farmland is rated using annual UV valuations set by the Valuer General of WA.



# Differential Rate Categories

## Residential Improved (GRV)

This rate is for properties that are used for housing and already have buildings on them. It's based on the rental value of the property. This is the standard rate the City uses to compare other similar properties. The goal is to make sure all residential property owners pay their fair share to help fund services, facilities, and infrastructure across the City of Cockburn.

## Vacant Land (GRV)

This rate is for empty residential, commercial, or industrial land. It's based on the rental value of the land and is set higher than other rates. The higher rate is meant to encourage landowners to develop their land instead of leaving it unused for a long time.

## Commercial and Industrial Improved (GRV)

This rate is for land with buildings used for business or industrial purposes. It's based on the rental value of the property and is higher than the standard residential rate. The extra cost helps pay for the added wear and tear on roads and other services that these types of properties often need.

## Rural General Improved (UV)

This rate is for rural land with buildings on it, including farms or rural businesses. It's based on the land value, not rental value. This is the standard rural rate, used to compare with other rural properties. The rate helps make sure rural landowners pay their fair share for City services and maintenance.

## Rural Vacant Land (UV)

This rate is for empty rural land. It's higher than the rate for land with buildings, to encourage landowners to use the land as intended, rather than leave it unused.

## Commercial Caravan Park (GRV)

This rate is for land used as a commercial caravan park, whether it has permanent or short-stay caravans or trailer homes.

It makes sure these parks contribute fairly to City services, just like regular housing areas with small units.



# Fire Control Order (Summary)

**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](http://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 4,047m<sup>2</sup>

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 4,047m<sup>2</sup>



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](http://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. To sign up visit [www.cockburn.wa.gov.au/eNews](http://www.cockburn.wa.gov.au/eNews) or visit [www.cockburn.wa.gov.au/LatestNews](http://www.cockburn.wa.gov.au/LatestNews)



## Annual Resource Recovery Calendar



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, verge and bulk organics collections, trailer passes and more. Download a copy at [www.cockburn.wa.gov.au/Waste](http://www.cockburn.wa.gov.au/Waste) or contact the City for a printed copy.



## What's happening in my Suburb?

To find out about projects in your suburb, visit [www.cockburn.wa.gov.au/MySuburb](http://www.cockburn.wa.gov.au/MySuburb)



## 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.



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