

Your Rates 2026-27

Message from the Mayor

We believe Cockburn is the best place to be, and we are committed to keeping that promise.

The 2026-27 budget, approved by Council on 30 June 2026, is a responsible budget that ensures Cockburn ratepayers continue to pay some of the lowest rates in Perth.

Cockburn has been one of Perth's lowest-rating councils for the past six years, with an average rate increase of 3.88 per cent compared to an average CPI of 4.67 per cent.

Council is aware that households and businesses are experiencing cost-of-living pressures, because local governments are facing the same challenges. This year, the cost of operating waste services will increase by \$7.48m, parks and playground maintenance will increase by \$3.1m, fuel costs are estimated to be \$1m higher than last financial year, road and footpath maintenance is up by \$900,000, and depreciation of City assets has increased by \$5.82m.

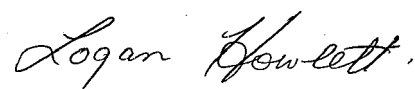
Council continues to offer great value for money. This budget will ensure we can provide and maintain the exceptional services and facilities our community tells us they value – from our beautiful parks and reserves to our waste services and three libraries.

The budget includes a \$64.07m capital works program. There are several hundred projects from footpath upgrades to larger infrastructure projects, such as vital traffic projects, park and reserve upgrades and redevelopments, school crossings and CCTV additions.

There is much to be excited about despite having to tighten the purse strings. The Beale Park redevelopment continues, as does further planning and design for the new Manning Park playground. The intersection at Beeliar and Dunraven drives will get traffic lights.

Your new rates and charges are enclosed, along with more information about where your rates are going and how they are calculated.

We look forward to continuing to serve our community, now and into the future.



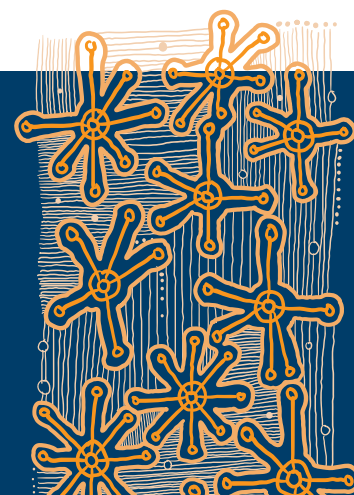
His Worship the Mayor Logan K. Howlett, JP



Acknowledgment of Country

The City of Cockburn acknowledges the Nyungar people of Beeliar Boodjar. Long ago, now and in the future they care for Country.

We acknowledge a continuing connection to Land, Waters and Culture and pay our respects to Elders, past and present.



Your rates and charges

Objects and Reasons for 2026-27 differential rates

The objective of the 2026-27 rates and charges is to raise \$153.95 million to fund the delivery of essential community services including libraries, waste collection, the Seniors Centre, and parks and roads, and the maintenance and upgrade of community facilities and infrastructure.

Differential general rating

The City applies different differential rates to residential, commercial, industrial and rural properties to ensure rates are distributed fairly across property types. Improved and vacant residential, commercial and industrial properties are rated using the property’s Gross Rental Value (GRV), while rural and urban farmland properties are rated using the annual Unimproved Value (UV). Values are set by the Valuer General every three years. The latest review was completed on 1 August 2024 and will apply to rates from 1 July 2026. For more information, visit www.landgate.wa.gov.au

Differential rate categories

Residential Improved (GRV)

This rate applies to land that has improvements 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 applies to land without improvements. 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 applies to land with improvements 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 to pay for the added wear and tear on roads and other services that these types of properties often need.

Commercial Caravan Park (GRV)

This rate applies to 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.

Rural General (UV)

This rate applies to rural land with improvements 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 applies to rural land without improvements. It’s higher than the rate for land with buildings, to encourage landowners to use the land as intended, rather than leave it unused.

Differential rate summary

The City of Cockburn will apply differential general rates and minimum payments for the 2026-27 year as summarised here:

Differential rating category	Rate in the dollar	Minimum payment
Gross Rental Value (GRV)		
Residential Improved	\$0.05956	\$1,698
Commercial/Industrial Improved	\$0.08443	\$1,015
Commercial Caravan Park	\$0.08623	\$1,015
Vacant Land	\$0.07905	\$910
Unimproved Value (UV)		
Rural General	\$0.00223	\$1,224
Rural Vacant Land	\$0.00343	\$1,224
Other		
Specified Area – Port Coogee	\$0.00940	Nil
Specified Area – Port Coogee, Port Coogee Waterways	\$0.00869	Nil
Specified Area – Cockburn Coast	\$0.00909	Nil

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

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 2026-27.

Rubbish and Recycling	\$/Year
Rubbish Service 240L	\$458
2nd Rubbish Service	\$250
2nd Recycle Service	\$110
Surcharge to Unmanaged Bin Store	\$606.82
Rubbish Service – Rate Exempt Properties	\$458
Mobile Bin Levy 240L	\$110
Shared Mobile Bin Levy 240L (Strata/Grouped Housing Developments)	\$38
Other	\$/Year
Surcharge to Unit within a Complex	\$1,025
Pool Inspection – Annual Levy	\$57.43

Service Charges South Lake East – Underground Power Charges (year 4 of 10-year repayment plan)

Property Type: Single Residential	
Cost (year 4 of 10)	\$499
Cost p.a – Network Service Charge	\$415
Cost p.a – Network Connection Fee	\$84
Property Type: Single Residential (with existing connection)	
Cost (year 4 of 10)	\$415
Cost p.a – Network Service Charge	\$415
Cost p.a – Network Connection Fee	N/A
Property Type: Berrigan Avenue Shopping Centre	
Cost (year 4 of 10)	\$2,220
Cost p.a – Network Service Charge	\$2,220
Cost p.a – Network Connection Fee	N/A

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

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 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

Rates explained

Strategic Community Plan – your rates in action

The budget is shaped by the Strategic Community Plan 2025-2035, which sets the long-term direction for the City of Cockburn. The plan is developed through extensive consultation with residents, businesses and stakeholders.

Our investment decisions are guided by community priorities first, with the budget then aligned to deliver on those outcomes.

The plan is built around five strategic outcomes that will shape the City’s development over the next decade:

- 1. Our Economy
- 2. Our Environment
- 3. Our Community
- 4. Our Places
- 5. Our Governance

How rates are calculated

The amount you pay is calculated by multiplying your property’s value by the rate set for your property category, and then subtracting any concessions you’re eligible for.

Step 1: The City determines the amount of rate revenue needed to deliver the services, programs and activities we provide.



Running the Local Government.

- (minus)

Minus non-rate revenue (grants, fees and charges, other).

= (equal)

To calculate rate revenue required.

Step 2: We then multiply the rate in the dollar by your property’s value to calculate your contribution.



Multiply the rate in the dollar.

x (multiplication)

By your property’s value as set by the Landgate’s Valuer General-either GRV or Unimproved Value (UV).

= (equal)

To calculate your rates for the year.

If this amount is less than the minimum payment, the minimum payment applies.

Rates concession

If you own a single home with a GRV over \$37,000, you may be eligible for a rates concession.

The concession is calculated at \$0.01835 for every dollar your GRV exceeds the threshold. Waste and security charges are included in general rates.

Financial hardship

The City is extending its initiative to waive interest fees on all payment plans, including instalments, Smart Rates, and other customised agreed payment arrangements. This is designed to make things easier by letting you spread out your rates payments over a longer time, without being charged extra fees.



Sign up to eRates and you will receive your rate notice and brochure via email.
www.cockburn.wa.gov.au/eRates

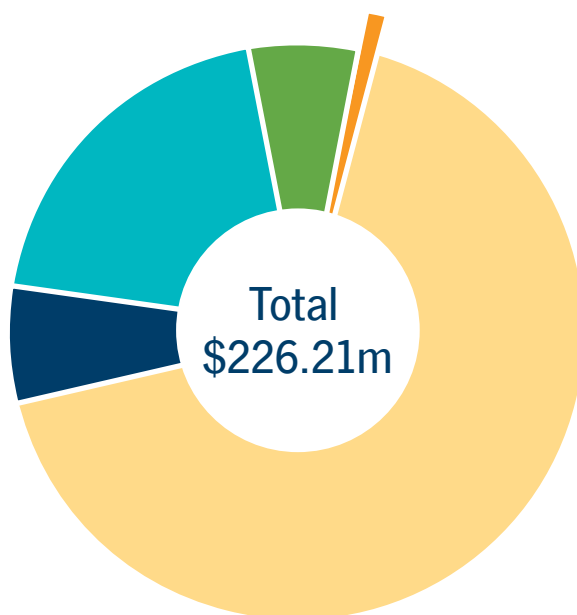
For more information on your rates visit
www.cockburn.wa.gov.au/PayMyRates, email rates@cockburn.wa.gov.au or call 08 9411 3444.

2026-27 budget information

Operating revenue

The total operating revenue budget of \$226.21m comprises:

Interest earnings	5.99%
Fees and charges	19.37%
(e.g. parking, Cockburn ARC membership)	
Operating grants, subsidies, contributions and reimbursements	6.06%
Other revenue	0.11%
Rates	68.47%



Key services being delivered every year to ratepayers

Waste collection – three bin services, four verge collections (three from January 2027*) and six trailer passes



Three libraries, Seniors Centre, Youth Centre, Family Support Services, Cockburn Care, Cockburn ARC and Volunteer Resource Centre



Parks and reserves, sports grounds, recreation facilities, streetscapes, trees



Roads, footpaths and drainage infrastructure



CoSafe – providing a mobile safety and security patrol service to the community 24 hours a day, seven days a week



Free concerts and events for our community



*From 1 January 2027, green waste verge collections will reduce from two to one as a 12-month trial. There will be no change to bulk verge collections.

Capital works

The 2026-27 budget includes a capital works program of \$64.07m.

Key projects include:

- Cockburn ARC Oval surrounds development\$1.05m
- Beale Park redevelopment \$2.8m
- Atwell Reserve changeroom upgrades..... \$4m
- Manning Park playground\$250k
- Urban road safety improvements in Bibra Lake.....\$720k
- Memorial Hall electrical equipment upgrade.....\$80k
- Upgrades at Port Coogee Marina (replacement of mesh decking and boardwalk paint) \$400k
- Cockburn ARC planning and upgrades \$2m
- Enhancement of our natural areas, parks, and playgrounds including shade sails and interpretive signage \$5m
- Black Spot road projects \$5.8m
- Road resurfacing\$8.7m
- Drainage works \$4.8m
- Footpath improvements\$1.06m

Grants and funding

Cockburn Community Grants provides almost \$1.6 million of funding and donations to local clubs, individuals, incorporated community groups, and not-for-profit organisations to support projects, programs, or activities that benefit the Cockburn community.



What's happening in my Suburb?

To stay up to date with what's happening in your suburb, visit www.cockburn.wa.gov.au/MySuburb



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