

# Your Rates 2022–2023



## Dear Ratepayer

In a year where the nation is facing high inflation, rising interest rates, high construction costs, and a tight labour market, the City of Cockburn's 2022-23 rates are some of the lowest in Perth.

Not only does Cockburn have some of the lowest rates in Perth, but it delivers ratepayers value for money through high-quality local services and facilities for residents and businesses.

As a sensible response to the prevailing market conditions and a prudent financial move, the City has delayed or deferred several capital works projects until market conditions become more favourable. Despite these delays, the City will still spend more than \$50m on improvement projects across the City including the widening of Hammond Road.

2022-23 is the 13th year the City will deliver a balanced budget with an operating surplus; this means we collect enough funds to cover our costs and we can replace old assets with new assets as they come to the end of their life. This responsible management of funds is one of the main reasons Cockburn has continually been able to offer lower rates than other councils.

As always, the City continues to offer a range of rate payment options which assist rates affordability, as well as financial counselling services for those facing financial difficulties.

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**



## Offering you value for money

City facilities		Community services		Environment & waste	
140 facilities	Port Coogee Marina	Grants & donations <b>\$1.4</b> Million	CoSafe safety & security patrol service, CCTV	38,500 park/verge trees	Waste collection & 6 trailer passes
Omeo Dive Trail, jetties, shark barrier	The Wetlands Centre				
Cockburn Health and Community facility	Cockburn ARC	Volunteer Resource Centre	Family/parenting	Parks, playgrounds, streetscapes	
	3 libraries			Education programs for waste & environmental	Family Day Care
Seniors Centre	Youth Centre	Events & workshops	Financial counselling	Traffic & transport	
				921km road	845km paths

## Projects

In 2022-23 the City will be delivering \$50.8m of improvement projects. These include, but are not limited to:



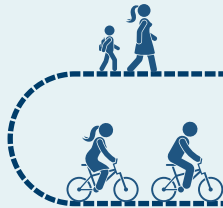
Hammond Road widening (between Branch Circus & Bartram Road), Success  
**\$11.2m**



Roadworks  
**\$2.81m**



Parking upgrades at Cockburn ARC  
**\$0.48m**



New & upgraded bike & walking paths  
**\$1.21m**



Park upgrades  
**\$1.32m**



14 playground renewals  
**\$0.49m**



Urban Forest Plan (shade cover) & streetscapes  
**\$1.1m**



Resident group projects  
**\$0.44m**

For a complete list of the key projects scheduled for 2022-23, visit [www.cockburn.wa.gov.au/Projects23](http://www.cockburn.wa.gov.au/Projects23)

If you want to find out what's happening in your suburb in 2022-23, visit [www.cockburn.wa.gov.au/MySuburb](http://www.cockburn.wa.gov.au/MySuburb)



## Keeping your family and friends safe

The City is committed to effective crime prevention and community safety. Police resourcing is a state government managed activity. However, the City will use its relationship with the Police and state members of parliament to advocate for more police patrolling your streets.

The City will continue to roll out CCTV across many of its facilities, and will release the Community Safety and Crime Prevention Plan for community comment later this year.

CoSafe will continue to prioritise its patrols to hotspot areas, and with the addition of mobile CCTV cameras, CoSafe's quick response and reach throughout the community will only continue to improve.

For details on security and crime prevention, how to report hooning, Seniors Security Subsidy, CCTV and CoSafe visit [www.cockburn.wa.gov.au/crimeprevention](http://www.cockburn.wa.gov.au/crimeprevention)

## 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. SmartRates is by direct debit which continues year after year, meaning you don't have to remember to pay by a certain time.

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?

<b>Rates \$ =</b>	GRV OR UV x Category Rate – 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 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 and is supplied to the City by the Valuer General through Landgate.

### Category rates

Category	Rate (\$)	Minimum amount (\$)
<b>Gross Rental Value (GRV)</b>		
Improved Residential	\$0.08897	\$1,414
Improved Commercial & Industrial	\$0.08592	\$822
Improved Commercial – Caravan Park	\$0.11584	\$822
Vacant	\$0.09560	\$743
<b>Unimproved Value (UV)</b>		
Rural General	\$0.00280	\$1,001
Rural Vacant Land	\$0.00432	\$1,001

### Category rates (continued)

Category	Rate (\$)	Minimum amount (\$)
<b>Other</b>		
Specified Area – Port Coogee, Port Coogee Waterways Cockburn Coast	\$0.013254	N/A
Bibra Lake Sewer Stage 1	\$0.020204	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 \$20,690. The concession ensures that the yearly rates increase for each single improved residential property doesn't exceed the percentage set by Council in its annual budget.

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

The concession is calculated using a rate of \$0.029427 multiplied by the amount of GRV your property is over the threshold.

### 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)

## 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 2022-23.

Rubbish & Recycling	\$/Year
Rubbish Service 240L – Non-Residential Improved Property only	\$458
2nd Rubbish Service	\$225
2nd Recycle Service	\$105
Surcharge to Unmanaged Bin Store	\$550
Rubbish Service – Rate Exempt Properties	\$510
Mobile Bin Levy 240L	\$100
Shared Mobile Bin Levy 240L (Strata/Grouped Housing Developments)	\$33

Other	
Surcharge to Unit within a Complex	\$930
Pool Inspection – Annual Levy	\$43.70

## Objects and Reasons for 2022-23 Differential Rates

The objective of the rates and charges in the 2022-23 budget is to provide for the net funding shortfall of \$118.2m in Council's operational and capital program for 2022-23. We have increased rates by 3 per cent for 2022-23 to ensure we can deliver the essential services and projects to our community.

The City has removed the remaining 50% of the COVID-19 concession as other such stimulus have similarly been removed by the State and Commonwealth government.

## 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. The aim is to achieve a rate equivalent to 80 per cent of the minimum residential improved rate over a period of 10 years. Pension rebates have been factored in, so no pensioner is disadvantaged.

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## **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 via email:



Easy to save and retrieve



Easily retrieve and scan your trailer passes using your mobile phone when visiting the Henderson Waste Recovery Park

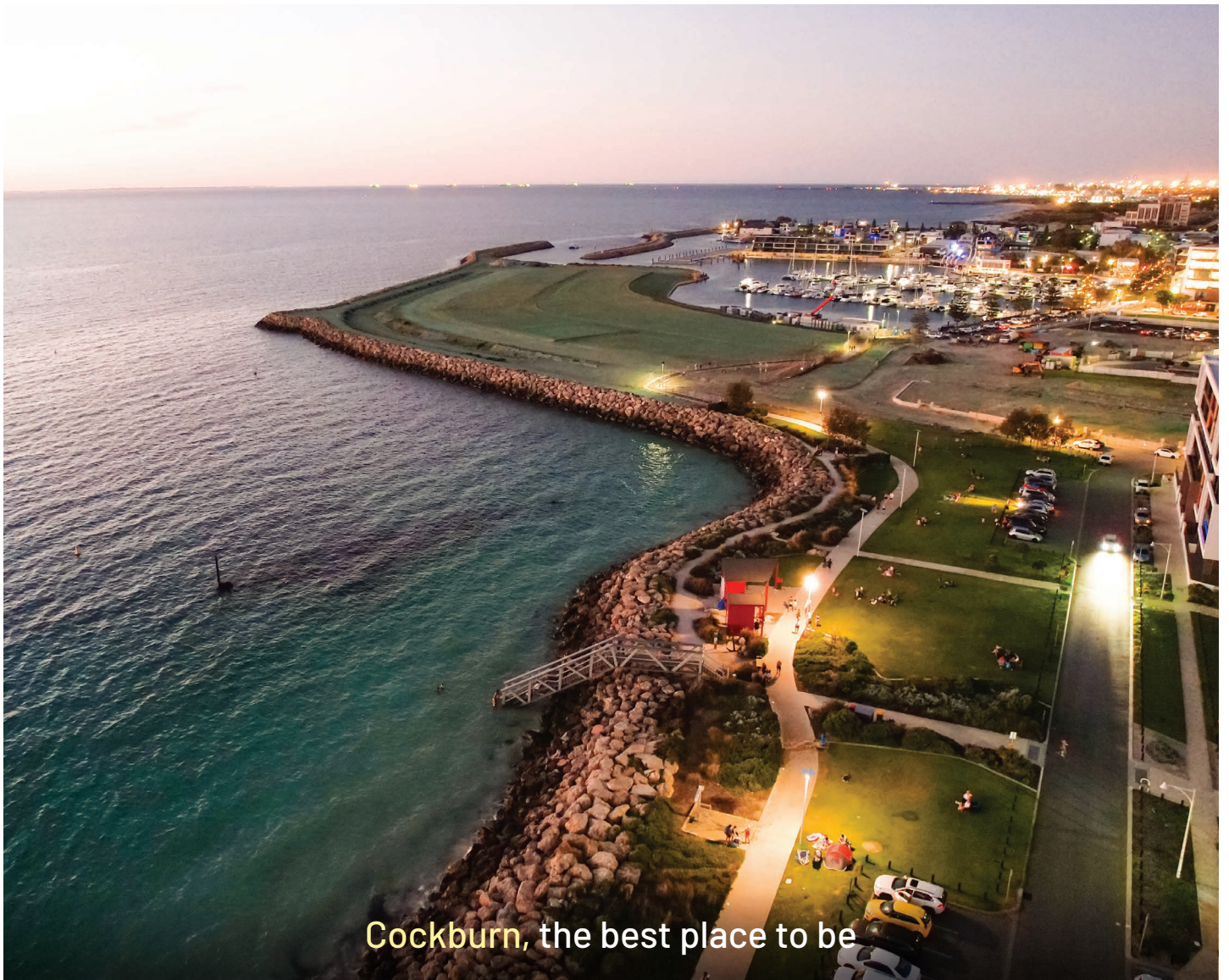


Less paper, more trees, healthier environment



To receive your rate notices by email, sign-up to eRates at [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.



Cockburn, the best place to be

City of Cockburn 9 Coleville Crescent Spearwood WA 6163 | Visit Council offices between 8.30am – 4.30pm

08 9411 3444 | [customer@cockburn.wa.gov.au](mailto:customer@cockburn.wa.gov.au) | [www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au)

