



Your Rates & Fire Control Responsibilities



- What are my rates used for?
- How are my rates calculated?
- Am I eligible for a rebate or deferment?
- How many trailer passes do I receive?
- Do I comply with the Fire Control Order?



SmartRates

SmartRates makes it easier to manage your rate payments:

- Smaller, regular and more manageable payments – 22 or 43 payments per year, you decide!
- Less administration fees
- Continuous direct debit – no more having to remember to pay on time!

Now that's smart!

Find out more at
cockburn.wa.gov.au/smartrates
rates@cockburn.wa.gov.au or
08 9411 3444.



This document is available in alternative formats upon request



Dear Ratepayer,

The City of Cockburn is proud of its financial viability and long-term sustainability, again delivering quality services and facilities and low rates despite rising costs, and all the while returning a small surplus for the tenth consecutive year.

Rates will increase by 1.90 per cent for households in 2018/19, less than the average metropolitan increase of 2.23 per cent.

Overall, the average 'residential improved' ratepayer will pay an extra 56 cents per week after concession and for those on the minimum payment rate the increase will be 48 cents per week. This excludes the State Government's Emergency Services Levy.

This year \$40.9M will be spent on capital assets including roads, drainage, parks and community infrastructure.

Projects of note include stage one of the Wetlands Education Centre Precinct, year two funding for the Lakelands Hockey Facility and Clubrooms, infrastructure at Port Coogee Marina, a nature playground at Coolbellup's Len Packham Reserve, the Spearwood Avenue Bridge between Yangebup Road and Barrington Street, and Jandakot Road from Berrigan Drive to Solomon Road, just to name a few.

Keeping our City as attractive as ever remains a top priority, with the City spending more than \$7.7M on new and improved parks and environmental projects and \$1.19M on footpaths.

The City will continue its SmartRates initiative after a successful launch in 2017, and anticipates an increase in the 5,000 ratepayers who currently choose either weekly or fortnightly direct debit payment options, allowing greater convenience and assisting affordability.

Logan K Howlett, JP
MAYOR

Budget Highlights 2018/19

Highlights	\$ Million
Roads – Jandakot Rd (Berrigan Dr to Solomon Rd Stage 1), Karel Ave (Berrigan Dr to Farrington Rd), North Lake Rd (Phoenix Rd to Bibra Dr), Jandakot Rd (right turn to Louisiana Glen)	6.1
Bridge – Spearwood Avenue Bridge (Yangebup Rd to Barrington St)	3.3
Wetlands Education Centre	2
Hockey Facility & Clubrooms – Lakelands Reserve	2
Operations Centre Stage 2	1.8
Community Grants and Donations	1.4
Master Plans – Coogee Beach and Bibra Lake	1.2
Port Coogee Marina Infrastructure	1
Free Community Events	0.7
Nature Play – Len Packham Reserve, Coolbellup	0.5

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What are my rates used for?

The City uses rates to fund a range of essential services, with the following funds (percentage of total spend) allocated for 2018/19.





Funds allocated for 2018/19 (percentage of total spend)

Waste collection

%

	Waste collection & disposal	17
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Built environment

	Roads, footpaths, cycle paths, drains & sumps	17
	Parks/infrastructure & streetscapes	15
	Land development, planning & building permits	5
	Buildings, fleet & plant	4

People

	Recreation, sport & leisure	13
	Community development – child care, youth, family, aged/disabled & seniors	10
	Governance	7
	Libraries	4
	Community safety	4
	Health – people & environment	2
	Arts, culture & events	2

Other

	Administration	1
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TOTAL FUNDS ALLOCATED FOR 2018/19

\$148M

Throughout any given year we conduct a variety of community consultation forums to ask what services are important to you. This feedback is incorporated into our plans and subsequent provision of community services.

Below are the top services that you have told us are important to you.

Note: Some of these services receive income (fees, grants etc) which are not accounted for in the figures used here.

Services most important to you



Source: City of Cockburn Community Scorecard 2018.

How can I pay my rates?

Rates can be paid in full by 24 August 2018 or in instalments DUE on the following dates:

1st instalment	24 August 2018
2nd instalment	26 October 2018
3rd instalment	4 January 2019
4th instalment	8 March 2019

**GO
GREEN**

Sign up to **eRates** and receive your rates by EMAIL – less paper, less manual filing and no more lost or forgotten notices!

Sign up at
cockburn.wa.gov/erates

SmartRates

SmartRates makes it easier for households to manage their rate payments throughout the year by allowing weekly or fortnightly payments. You have the option of making 22 or 43 payments from 24 August 2018 to 14 June 2019.

SmartRates also means less administration fees, and the direct debit continues year after year, meaning you don't have to remember to pay by a certain time – it's that easy!

To pay your rates, please refer to the payment options stated on your rates notice. You can set up direct debit from a savings or cheque account to manage these payments.

Ratepayers experiencing genuine hardship can contact the City to discuss and implement other alternative payment arrangements.

REMINDER

Payments will automatically continue for ratepayers who signed up for SmartRates in the 2017/18 financial year, unless the City is notified in writing before the 22 August 2018.

How do I calculate my rates?

$$\text{Rates \$} = \text{GRV OR UV} \times \text{Category Rate} - \text{any Rates Concessions}$$

(for single improved residential only)

GRV =

Your property's estimated
YEARLY RENTAL INCOME

UV =

Your property's estimated
SALE VALUE

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 are stated on your rates notice at the top right hand corner and are supplied to the City by the Valuer General through Landgate.

Category rates

Category	Rate (\$)	Minimum amount (\$)
Gross Rental Value (GRV)		
Improved Residential	0.07458	1,328
Improved Commercial & Industrial	0.07829	771
Improved Commercial – Caravan Park	0.10474	771
Vacant	0.08825	741
Unimproved Value (UV)		
Rural General	0.00263	940
Rural Vacant Land	0.00405	940
Other		
Specified Area – Port Coogee, Port Coogee Waterways & Cockburn Coast	0.012442	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 \$0.02763 multiplied by the amount of GRV your property is over the threshold.

Example: Single Residential Property with a GRV of \$25,000	\$
Property's GRV (stated on rates notice)	25,000
x Improved Residential category rate	0.07458
= Rates Payable (does not include any other charges/levies applicable to the property)	1,864.50
- Concession (see calculation below)	119.08
	\$1,745.42

Concession Calculation	\$
Property's GRV (stated on rates notice)	25,000
Concession GRV threshold	20,690
GRV amount attracting concession	4,310
x Rate of Concession	0.02763
Concession	\$119.08

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 2018/19.

Rubbish & Recycling	\$/Year
Rubbish Service 240L – Non-Residential Improved Property only	458
2 nd Rubbish Service	330
2 nd Recycle Service	70
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	37.50

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 dfes.wa.gov.au

Am I eligible for a rebate or deferment?

To be eligible for a rebate or deferment as detailed in the Rebates and Deferments Act 1992, an applicant must:

- Be the owner, AND
- Reside at the property as of 1 July.

What rebates and deferments are available?

Pensioners**

To be classified as a pensioner you must meet the following requirements:

- Receive the pension AND hold a Pensioner Concession Card OR State Concession Card, OR
- Hold a Seniors Card issued by the Office of Seniors Interests AND a Commonwealth Seniors Health Card.

For pensioners who meet the eligibility criteria above, the following rebates and deferments are available:

- Rebate – 50 per cent off the current year's rates and ESL charge
- Limited to a maximum amount as set by the Office of State Revenue. The rebate will be limited to a cap of \$750 for the 2018/19 rating year
- Deferment – of current year's rates and ESL charge. Part pensioners are not entitled to a deferment.

Seniors

To be classified as a senior you must meet the following requirement:

- Hold a Seniors Card issued by the Office of Seniors Interests.

Holders of BOTH a Seniors Card (issued by the Office of Seniors Interests) and a Commonwealth Seniors Health Card are entitled to the same concessions as a pensioner.

Those who hold ONLY a Seniors Card issued by the Office of Seniors Interests and meet the eligibility criteria are entitled to the following:

- Rebate of up to 25 per cent off the current year's rates and ESL charge only

- Limited to a maximum amount as set by the Office of State Revenue
- Seniors are not entitled to a deferment
- The rebate will be limited to a cap of \$100 for the 2018/19 rating year.

How do I register for a rebate?

To register for a rebate contact the Water Corporation, even if you are not a client on 1300 659 951 or visit watercorporation.com.au and follow the links to Concessions. Concessions only apply once your application has been registered.

A pro-rata rebate may be available from the date of registration for pensioners and seniors who become eligible after 1 July.

Part pensioners and part seniors may attract penalty interest on overdue amounts and proportional instalment costs.

Contact the City if you have rates arrears outstanding on your property and you meet the eligibility criteria. You may be able to enter into an arrangement that entitles you to a rebate or deferment.

What if my circumstances change?

If your circumstances change in relation to your ownership or occupancy of the property, or your eligibility as a senior or pensioner, you must notify the City and the Water Corporation who will amend your registration as appropriate. Failure to do so may result in the cancellation of your rebate.

Trailer passes

Six trailer passes are available for ratepayers of developed residential properties. The trailer pass vouchers are found on the annual rates notice which is barcoded for electronic scanning. Please keep your rates notice containing the passes and barcode in a safe place as replacements will not be issued.

Due to safety concerns, vehicles with pets will NOT be permitted to the Henderson Waste Recovery Park. EFTPOS facilities are available.

** Note: Local Government Pensioner Rates Concession for 2018/19

As part of the 2015/16 State Budget, the State Government announced that from the rating year commencing 1 July 2016, the 50 per cent concession allowed to eligible pensioners on local government rates would be restricted to a capped amount. Western Australia was the only State not to provide a dollar cap on Local Government rates. The pensioner rates capped amounts will be set each year, consistent with the manner in which seniors rates caps are set. The gazettal of the cap amounts usually occurs in late June, prior to the commencement of the rating year. The City does not administer the laws in regards to pensioner concessions. If you wish to lodge a complaint regarding the capping of the pensioner rebate you will need to contact your local Member of Parliament.

What's
happening
in my
community?

Sign up to receive
regular updates:

- **Projects** undertaken by the City and how they will affect residents
- **Events and activities** to get involved in
- **Services and programs** available for children, parents, adults, seniors, people with disabilities and those from diverse backgrounds
- **Things you need to know** as a resident and/or ratepayer of the City.

 **CityOfCockburn**  **cityofcockburn**
 **cityofcockburn**

eNewsletter
cockburn.wa.gov.au/newsletter

City of Cockburn

Fire Control Order

Effective from 10 May 2018

The City of Cockburn Fire Control Order is available in Portuguese, Italian, Croatian and Cantonese upon request.

First and Final Notice

Pursuant to *Section 33 of the Bush Fires Act 1954* owners or occupiers of land situated within the City of Cockburn are required by law to comply with the prescribed Fire Control Order here within.

1 All Property (vacant or developed) – less than 4,047m²

To reduce the fire hazard on your land and to comply with the requirements of this Fire Control Order you are required to:

- 1.1 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 this firebreak time; and
- 1.2 Remove all dead vegetation.

2 All Property (vacant or developed) – 4,047m² or greater

To reduce the fire hazard on your land and to comply with the requirements of this Fire Control Order you are required to:

- 2.1 Construct a firebreak (as defined within section 3 of this order) immediately inside all external property boundaries, this includes those adjacent to roads, drains, rail reserves and any public open space reserves; and
- 2.2 Remove all dead vegetation surrounding and over all habitable structures to a radius of 3 metres except living trees, shrubs, maintained grass and gardens under cultivation.

3 Firebreak Specifications

A firebreak is an area of land cleared of flammable material, installed to minimise the spread or extension of a fire and to provide suitable access for fire fighting vehicles. The standards of a compliant firebreak are as follows:

- 3.1 A firebreak must be constructed of bare earth, stone, or sealed surfaces and be clear of all flammable materials to create a 3 metre wide trafficable surface;
- 3.2 Maintained grass may occupy a firebreak;

3.3 Overhanging branches must be pruned to provide a 4 metre vertical clearance above the full width of the 3 metre firebreak surface; and

3.4 A firebreak must be a continuous trafficable surface for a fire fighting vehicle, clear of any obstructions and must not terminate in a cul-de-sac (dead end).

4 Additional Works

Regardless of land size and location, the City of Cockburn or its Authorised Officer(s) may require you to undertake additional work(s) on your property to improve access and/or undertake further works where in the opinion of that Authorised Officer(s), these works would be conducive to preventing the outbreak and/or the spread or extension of a fire.

5 Fire Control Order Variations

A variation will be considered where the owner and/or occupiers believe it is impractical to meet the compliance requirements of this Fire Control Order.

Approved structure's occupying a firebreak will not require a variation approval. However, a firebreak will be required to be installed as close as practical around the approved structure.

If approved, variations will be valid in perpetuity, unless a new variation has been approved or the property changes ownership.

The City of Cockburn reserves the right to review, amend or revoke an existing variation in writing at any time. Should a request to vary the Fire Control Order requirements on your property not be approved in writing, this Fire Control Order must be complied with as applicable in its entirety.

6 Burning

During the declared prohibited burning time, owners and/or occupiers must not undertake any bush or garden refuse burning activities.

During the declared restricted burning time only, owners and/or occupiers may:

6.1 Apply for a permit to burn the bush for bush fire risk mitigation purposes, by following the conditions imposed on a permit to burn as issued by an Authorised Officer.

6.2 In areas zoned rural by the Metropolitan Region Scheme you may undertake burning of leaves, tree branches, and other dry vegetation in piles no larger than 1m³ in size, without a permit to burn, subject to the following conditions:

- 6.2.1 No flammable material (other than that being burned) is to be within 5 metres of the fire at any time while the fire is burning;
- 6.2.2 The fire is lit between 6pm and 11pm and is completely extinguished before midnight on the same day;
- 6.2.3 At least one person is present at the site of the fire at all times until it is completely extinguished; and
- 6.2.4 When the fire is no longer required, the person ensures that the fire is completely extinguished by the application of water or earth.

During the unrestricted burning time, owners and/or occupiers in areas zoned rural under the Metropolitan Region Scheme may burn garden refuse and set fire to bush on their land without a Permit to Set Fire to the Bush. Burning of the bush must be in accordance with all relevant State legislative requirements.

Burning of garden refuse in areas not zoned rural should not be undertaken within the City of Cockburn, unless approved by an Authorised Officer. Burning of household waste is prohibited in all areas of the City of Cockburn.

7 Penalties

Failing to comply with this Fire Control Order will result in a penalty of up to \$5,000. A person in default is also liable whether prosecuted or not to pay the costs of performing the work directed by a City's Authorised Officer.

Any owner and/or occupier who engages a contractor to undertake works on their behalf is responsible to ensure that the works completed meet the requirements of this Fire Control Order.

Any Fire Control Order previously published by the City of Cockburn in the Government Gazette or in any Western Australian newsprint is hereby revoked.

By Order of Council

Definitions

Authorised Officer: A person appointed by the City of Cockburn Chief Executive Officer as an authorised person/officer to exercise the powers and duties set out in the Local Government Act 1995, Bush Fires Act 1954 and Local Law(s).

Flammable Material: Any dead or dry grass, vegetation, substance, object, thing or material (except living flora including live and/ or habitat standing trees) that may or is likely to catch fire and burn or any other thing deemed by an Authorised Officer to be capable of combustion.

Maintained Grass: Soil covered land, planted with grasses or other durable plants, maintained green and less than 50mm in height.

Prohibited Burning Time: The time of each year where it is unlawful to set fire to the bush at any time. This time is normally from 1 December of each year until and including 31 March of the following year. This time may be amended, subject to prevailing seasonal conditions.

Restricted Burning Time: The time of each year where it is unlawful to set fire to the bush without a valid Permit to Set Fire to the Bush issued by an Authorised Officer. This period is normally from 1 April until and including 31 May and from 1 October until and including 30 November of any year. This time may be amended, subject to the prevailing seasonal conditions.

Unrestricted Burning Time: The time of each year where it is lawful to set fire to the bush at any time, in areas zoned rural under the Metropolitan Region Scheme. This time is normally from 1 June until and including 30 September. This time may be amended, subject to the prevailing seasonal conditions.

Firebreak Time: The time of each year where fire hazard reduction works must be maintained as specified in this Fire Control Order. This time is 1 November of each year until and including 15 April of the following year.

Structure: A building, as defined in the Building Codes of Australia (BCA) may be made up of a number of classes if it has a mixed use.

Rates Enquiries

T: 08 9411 3444, 8.30am – 5pm

E: rates@cockburn.wa.gov.au

Fire Control Enquiries

T: 08 9411 3444, 8.30am – 5pm

E: rangercustomerservice@cockburn.wa.gov.au

General Enquiries

City of Cockburn

9 Coleville Crescent

Spearwood WA 6163

T: 08 9411 3444

E: customer@cockburn.wa.gov.au

Visit Council offices between 8.30am – 4.30pm

cockburn.wa.gov.au



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