

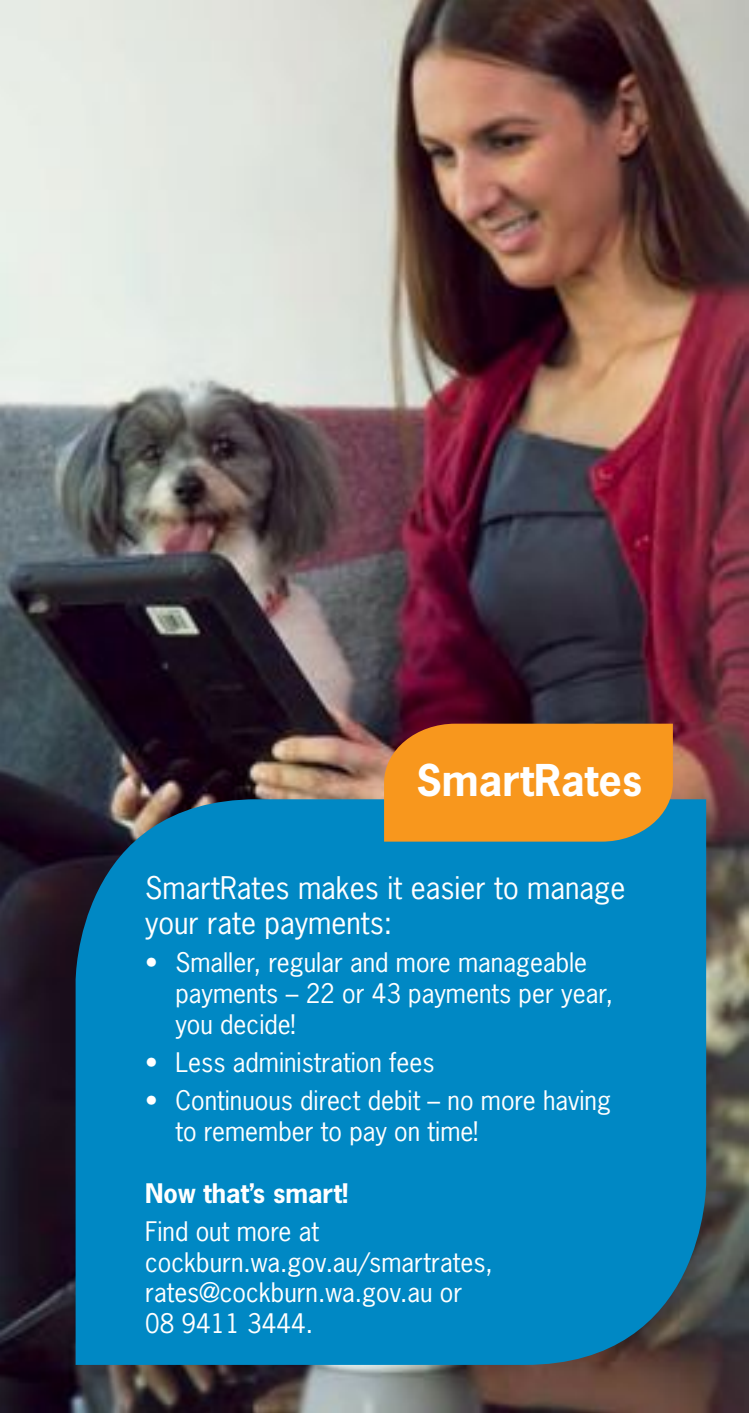


2017-2018

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.



Dear Ratepayer,

The City of Cockburn prides itself on its financial viability and long term sustainability, while delivering quality facilities and services to our community. For 2017-18, the City delivered a well-balanced budget with the lowest rate increase in 10 years.

Rates will increase by an average of 1.75 per cent for households which compares favourably with an average rate increase of 2.52 per cent in the metropolitan area for 2017-18.

This financial year all properties rated using gross rental values (GRV) have new values provided by the Valuer General of WA effective from 1 August 2015. These will be used to calculate the rates for the next three financial years from 1 July 2017.

Overall, the average residential improved ratepayer will pay an extra 53 cents per week after concession and for those on the minimum payment rate; the increase will be 42 cents per week. This excludes the State Government's Emergency Services Levy.

This financial year will see the opening of the new Cockburn Bowling and Recreation Facility in Yangebup which will include two synthetic greens for lawn bowls, two soccer pitches, beach volleyball courts and a playground. The Bibra Lake Skate and Recreation Precinct will also open to the public and will include a skate park, a playground and a half basketball court. In its continuing efforts to make Cockburn one of the most attractive areas to live, the City will spend over \$6 million on new and improved parks and \$0.5 million on street tree planting.

As always, the City will continue to offer a range of rate payment options, including the new SmartRates which allows ratepayers to make weekly and fortnightly direct debit payments. Financial counselling services are also offered to individuals and families in Cockburn.

Logan K Howlett, JP
MAYOR



This document is available in alternative formats upon request

Budget Highlights 2017-18

Highlights	\$ Million
Roads – includes Spearwood Avenue duplication, Russell/Hammond and Frankland roundabout, and Verde Drive with roundabout	11
Cockburn Bowling and Recreation Facility	8.6
Parks – new and improved	6.1
Hockey facility and clubrooms	4.5
Buildings upgrade and refurbishment	3.1
Bibra Lake Skate and Recreation Precinct	2.1
Cycle paths and footpaths	2
Community grants and donations	1.3
Free community events	0.7
Street trees planting	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 2017-18.

Funds (percentage of total spend) allocated for 2017-18

Built environment		%
	Roads, footpaths, cycle paths, drains & sumps	17
	Parks/infrastructure & streetscapes	14
	Land development, planning & building permits	6
	Buildings, fleet & plant	3
People		
	Recreation, sport & leisure	17
	Community development – child care, youth, family, aged/disabled & seniors	10
	Community safety	4.5
	Libraries	3.5
	Governance	2.5
	Health – people & environment	2
	Arts, culture & events	1.5
Other		
	Waste collection & disposal	18
	Administration	1
TOTAL FUNDS ALLOCATED FOR 2017-18		\$139.4M

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 Perceptions Study 2016/17.

How can I pay my rates?

Rates can be paid in full by 25 August 2017 or in instalments DUE on the following dates:

1st instalment	25 August 2017
2nd instalment	27 October 2017
3rd instalment	5 January 2018
4th instalment	9 March 2018

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 25 August 2017 to 15 June 2018.

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.

How do I calculate my rates?

**Rates \$ = GRV OR UV x Category Rate
– 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	0.07319	1,303
Improved Commercial & Industrial	0.07683	757
Improved Commercial – Caravan Park	0.09975	757
Vacant	0.08660	753
Unimproved Value (UV)		
Rural General	0.00258	922
Rural Vacant Land	0.00398	922
Other		
Specified Area – Port Coogee, Port Coogee Waterways & Cockburn Coast	0.01221	N/A

A minimum rates 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 \$0.02711 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		0.07319
= Rates Payable (does not include ESL or any specified area rate)		1,829.75
- Concession (see calculation below)		116.84*
		\$1,696.78

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		0.02711
Concession		\$116.84*

*Concessions are not granted for amounts less than \$5

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.

Rubbish & Recycling	\$/Year
Rubbish Service 240L – Non-Residential Improved Property only	458
2nd Rubbish Service	330
2nd Recycle Service	100
Surcharge to Unmanaged Bin Store	550
Rubbish Service – Rate Exempt Properties	510
Mobile Bin Levy 240L	100
Other	
Surcharge to Unit within a Complex	930
Pool Inspection – Annual Levy	36

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 in 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. 2017/18 maximum amount is \$750.
- 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.

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 "Concession". 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 2017-18

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 on what's happening in the community:

- **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 for 2017-18

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 2,032m²

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 long 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) – 2,032m² 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, including 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 buildings to a radius of three metres except living trees, shrubs, maintained green lawns 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 bush 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 three metre wide trafficable surface;

- 3.2 Maintained lawn may occupy a firebreak, providing it does not exceed 50mm in height during the firebreak time;
- 3.3 Overhanging branches must be pruned to provide a four metre vertical clearance above the full width of the firebreak surface; and
- 3.4 A firebreak must be a continuous trafficable path 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 may require you to undertake additional works on your property to improve access and/or undertake further works where in the opinion of that Authorised Officer, these works would be conducive to preventing the outbreak and/or the spread or extension of a bush 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. A firebreak variation application must be submitted in writing to the City of Cockburn for consideration before 1 October of each year. If approved, variations will be valid for three (3) years, unless a new variation has been approved or the property changes ownership during this time.

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 Hazard Reduction Burning

During the declared prohibited burning time owners and/or occupiers cannot 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 City's Town Planning 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 five 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 City's Town Planning 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 shall not be undertaken within the City of Cockburn.

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

An officer appointed as a City of Cockburn Fire Control Officer.

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.

Prohibited Burning Time

The time period of each year where it is unlawful to set fire to the bush at any time. This period 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 period 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 normally extends 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 period each year where it is lawful to set fire to the bush at any time, in areas zoned rural under the City of Cockburn Town Planning Scheme.

This period normally extends from 1 June until and including 30 September. This time may be amended, subject to the prevailing seasonal conditions.

Firebreak Time

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

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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