

Policy Type

Council

Policy Purpose

To define a policy by which the removal of graffiti to City property, and the removal of graffiti from non-City owned property, can be adequately and uniformly addressed in order for the City to demonstrate its commitment to creating an attractive environment.

For the purposes of this policy:

- “City property” refers to all equipment, property, assets and structures that are owned, maintained or managed by the City of Cockburn.
- “Non-City owned property” refers to all property that is owned or managed by any other public or Government authority, or private owner and is located within the Municipality. It is limited to graffiti on structures or equipment located on a property, which are accessible from immediately adjacent City property and where reasonable access is provided to the City’s contractor.

Policy Statement

1. City owned property
 1. Graffiti deemed offensive will be removed from City property within 1 working day of notification, where practicable.
 2. Non-offensive graffiti will be removed from City property within 1 week of notification, where practicable.
 3. All incidents will be photographed and reported to WA Police prior to removal.
2. Non-City Owned Property
 1. The City may remove offensive graffiti where it has been applied to an external surface of a building or structure, where it is visible from a public place, is deemed to affect amenity, and is accessible from immediately adjacent City property (at ground level) and the property owner or manager has provided a Notice of Waiver.
 2. Cost waivers to residential property owners will be provided where costs for removal are under the figure stated in the City’s Fees and Charges for graffiti removal (per event sum and per annual cumulative sum).

3. Where costs exceed these limits, the owner must pay the excess or remove the graffiti in accordance with Local Laws.
4. If the property is included within a strata or body corporate, the strata or body corporate will provide the waiver and pay additional costs.
5. All incidents will be photographed and reported to WA Police prior to removal.
6. Local Laws will be enforced where owners fail to comply.

3. Government, Commercial and Strata Managed Property

1. Graffiti removal may be undertaken where graffiti is visible from a public place and a formal service agreement exists.
2. Services will be provided on a full cost-recovery basis, including contractor costs and a City management fee calculated at 133% of contractor cost.
3. The City will seek to establish standard service agreements to ensure a consistent approach.
4. Where an agreement exists, graffiti will be removed within the timeframes set out in this policy.
5. All incidents will be photographed and reported to WA Police prior to removal.
6. The City will not remove graffiti under this section unless an agreement is in place.

Strategic Link:	Community Safety and Crime Prevention Plan 2022-2027
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