



Your Rates

2019-2020



Your 6 **trailer passes**

Want an **easier way** to pay your rates?

What **am I getting** for my rates?

Am I eligible for a **rebate** or deferment?

What's being done about traffic congestion?

As Cockburn's population continues to grow with a forecast increase of 24.5 per cent by 2030, the City continues to spend the greatest amount of your rates on roads, footpaths, cycleways, drains and sumps.

We understand that traffic congestion is frustrating although we are working with all levels of government to alleviate the congestion. We do however encourage our community to cycle or walk wherever possible. This is the only sustainable, long term solution to alleviate traffic congestion.

Cockburn Central – to improve traffic flow:

- Spearwood Avenue duplication (in part)..... COMPLETED
- Armadale Road duplication LATE 2019
- New Armadale Road Bridge LATE 2021

Berrigan Drive – to reduce congestion getting on and off the freeway:

- Kwinana Freeway widening..... EARLY 2020
- Jandakot Road (in part) duplication LATE 2021
- Karel Avenue (in part) duplication LATE 2020

Other projects

- New Thornlie to Cockburn rail link
- Smart Freeways (Kwinana Northbound)
- Growing network of walking and bike paths/roads.

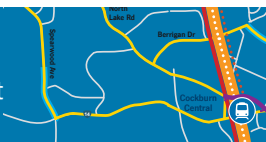
Find out more about what's being done at [Traffic:cockburn.wa.gov.au/traffic](https://www.traffic.cockburn.wa.gov.au/traffic)



This document is available in

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Budget Highlights 2019–20

Highlights	\$ million
 Jandakot Road duplication (Stage 1 Berrigan Drive to Solomon Road)	7.6
 Between Verde Drive and Prinsep Drive - road construction	6
 Wetlands Education Centre	5
 Karel Avenue upgrade (Berrigan Drive to Farrington Road)	2
 Road resurfacing	1.7
 Frankland Park Recreation Centre & Oval – design	1.5
 Footpaths and cycleways	1.4
 Drainage	1.3
 Malabar Park – BMX Facility	1.1
 Streetscape renewal and street tree planting	0.8
 Coogee Beach Master Plan – landscape works	0.5
 CCTV	0.4
 Calleya Estate Treeby Community Centre	0.4



Dear Ratepayer,

The City of Cockburn's 2019-20 budget has been adopted by Council, with a rate rise of 1.9 per cent, the same as last year and slightly less than the estimated average metropolitan increase of 2.1 per cent. The rate increase reflects current economic challenges and the low inflation environment.

2019-20 will also be the eleventh consecutive year that the City will deliver an operating surplus result, a primary indicator of financial health and performance.

For the first year, community resident and business groups were invited to submit up to five projects for consideration in the City's 2019-20 budget process and 19 projects valued at \$357,000 have been included in the budget.

In May, residents were asked to provide feedback on the draft capital works budget for 2019-20 and total spending of \$43M+ is now planned, including \$22M+ on roads, drainage and footpaths.

Rates collected this year will total \$107.68M with a capital budget of \$45.8M (including loan repayments). Details of proposed expenditure can be found on the following pages. Again substantial funds will be invested in sustainability initiatives to meet the needs of current and future generations by integrating environmental protection, social advancement and economic prosperity.

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

His Worship the Mayor Logan K. Howlett, JP

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SmartRates

SmartRates makes it **easier to manage and pay your rates:**




- Smaller, more regular and manageable payments
- Weekly or fortnightly payments
- LESS administration fees
- Never forget due dates with continuous direct debit.

Find out more at SmartRates: cockburn.wa.gov.au/SmartRates

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 2019-20.

Funds allocated for 2019-20 (% of total spend)

Built environment		%
	Roads, footpaths, cycleways, drains & sumps	17
	Parks, infrastructure & streetscapes	16
	Land development, planning & building permits	5
	Buildings, fleet & plant	3

Waste collection

	Waste collection & disposal	15
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People

	Recreation, sport & leisure	13
	Community development – child care, youth, family, aged, disabled & seniors	11
	Governance	7
	Libraries	4
	Safety	4
	Health – people & environment	2
	Arts, culture & events	2

Other

	Administration	1
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Total funds allocated for 2019-20	\$151.31 Million
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Note: Some of these services receive income (fees, grants etc) which are not accounted for in the figures used here.

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

Services most important to you



Source: City of Cockburn Community Scorecard 2019

How can I pay my rates?

Rates can be paid in full by 23 August 2019
or in instalments DUE on the following dates:

1st instalment	23 August 2019
2nd instalment	25 October 2019
3rd instalment	3 January 2020
4th instalment	6 March 2020

**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
eRates: erateswa.com/Cockburn

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 23 August 2019 to 12 June 2020.

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 2018-19 financial year, unless the City is notified in writing before the 21 August 2019.

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 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 (\$)
Gross Rental Value (GRV)		
Improved Residential	0.07600	1,353
Improved Commercial & Industrial	0.07978	786
Improved Commercial – Caravan Park	0.11081	786
Vacant	0.08993	755
Unimproved Value (UV)		
Rural General	0.00268	958
Rural Vacant Land	0.00413	958
Other		
Specified Area – Port Coogee, Port Coogee Waterways & Cockburn Coast	0.012678	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 \$0.02815 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	0.07600
= Rates Payable (does not include any other charges/levies applicable to the property)	1,900
- Concession (see calculation below)	121.33
	\$1,778.67

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	0.02815
Concession	\$121.33

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 2019-20.

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	42.95

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 \(DFES\)](http://dfes.wa.gov.au) at dfes.wa.gov.au

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 so you do not lose them.

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

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 2019-20 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 2019-20 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.

**** Note: Local Government Pensioner Rates Concession for 2019-20**

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.

Improve
your home
security



The Seniors Security Subsidy Scheme assists all residents of Cockburn who have a valid Pensioner Concession or Seniors Card to improve the security of their homes.

- \$200 subsidy per property per financial year
- \$300 for roller shutters
- You choose the specifications and style of your item/s.

To sign up or to find out more, visit **[Security Subsidy: cockburn.wa.gov.au/SecuritySubsidy](https://www.cockburn.wa.gov.au/SecuritySubsidy)**

Are you a
dog owner?



Attend our training courses

Look out for our upcoming dog training classes by following us on Facebook or signing up to the City's eNews at cockburn.wa.gov.au/eNews. We offer classes for puppies, dogs who need general behavioural training, and specialised training for aggressive and reactive dogs.

Register and microchip your dog

Please remember that all dogs over the age of three months must by law be registered and microchipped. This ensures that if your dog gets lost; our rangers have a better chance of finding and returning your dog. Knowing how many dogs are in the City also allows us to provide the right type of dog-related services and facilities.

Dog registrations are due by 1 November each year, and can be done online at

[Dog Registration: cockburn.wa.gov.au/dogregistration](http://cockburn.wa.gov.au/dogregistration)

What's happening in Cockburn?

Sign up or follow us to receive updates:

- **Events and activities** to get involved in
- **Services and programs** for children, families, seniors, people with disability, those from diverse backgrounds and businesses
- **Projects** undertaken by the City and how they will affect you
- **Things you need to know** as a resident, ratepayer or business

 **Facebook: [@cityofcockburn](https://www.facebook.com/cityofcockburn)**

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 **Instagram: [@cityofcockburn](https://www.instagram.com/cityofcockburn)**

 **Youtube: [cityofcockburn](https://www.youtube.com/cityofcockburn)**

eNewsletter: cockburn.wa.gov.au/newsletter

City of Cockburn: cockburn.wa.gov.au



City of Cockburn

Objects & Reasons

**for 2019-20
Differential Rates**

The overall objective of the general rates in the 2019-20 budget is to provide for the net municipal funding required for the Council's \$107.68M operational and capital program. This is based on an overall increase of 1.9 per cent in the rates for all improved and vacant property, rated under the Gross Rental Value (GRV) method (apart from two caravan parks) or under the Unimproved Value (UV) method. Overall, Council will receive an additional 1.9 per cent of rates income as a result of the increase mentioned above. The rates concession applicable for all properties above a GRV of \$20,690 remains in place for 2019-20.

For non-minimum rated single residential improved properties, the impact of such an increase for an average residential improved property will be \$29 per annum or \$0.56 per week (after concession). For those on the minimum payment, the impact of the increase will be \$25 per annum or \$0.48 per week.

The table below demonstrates the reasons:

	Budget 2019-20 \$(M) Million
Operating Revenue	49.39
(Less) Operating expenditure	(151.31)
(Less) Capital expenditure	(43.3)
Plus Capital grants & contributions	12.29
Plus Proceeds from asset sales	0.92
(Less) Net financial reserve transfers	(9.95)
(Less) Net loans	(2.5)
Plus Cash adjustment for depreciation/amortisation	34.85
Plus Surplus brought forward estimate	2
(Less) Surplus carried forward	(0.07)
Rate Setting Statement Deficit funded from Rates	\$107.68M

All GRV and UV property valuations are provided by the independent State Government authority, the Valuer General of WA (GRV every three years and UV every year). GRV valuations are the same as last year, with the next revaluation due for the 2020-21 rating year. The City pays a fee for this service but has no role in determining the valuation for any property nor the ability to appeal a valuation provided by the Valuer General.

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 what would be applicable under the UV system.

Council believes that the commercial and industrial sectors generate high traffic volumes with heavier loads and therefore 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 differential 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 the purpose of:

- Any land zoned, held or used for residential purposes and having improvements erected on it.

The object 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.

The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City of Cockburn. It is also lower than the vacant land differential rate as the City is encouraging landowners to develop land rather than land banking.

Vacant Land (GRV)

This differential rate category imposes a differential general rate on land valued on a GRV basis, and zoned under the Town Planning Scheme No.3 for the purpose of:

- Any land zoned or held for residential, commercial or industrial purposes and being vacant land.

The object of this rate is to promote the development of vacant land within the City of Cockburn.

The reason for this rate is to impact vacant land with a higher differential general rate, providing a disincentive to owners to land banking and not actively developing their vacant land.

Commercial & Industrial Improved (GRV)

This differential rate category imposes a differential general rate on land valued on a GRV basis, and zoned under the Town Planning Scheme No.3 for the purpose of:

- Any land zoned, held or used for commercial or industrial purposes and having improvements erected on it.

The object of this differential rate category is to apply a differential rate to commercial and industrial properties to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of services associated with properties in this category.

The reason for this rate is to offset the higher level of costs incurred by the City in servicing properties in this category including transport infrastructure.

Rural General Improved (UV)

This differential rate category imposes a differential general rate on land valued on an unimproved value basis, and zoned under the Town Planning Scheme No.3 for the purpose of:

- Any land zoned, held or used 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 object of the rate for this category is to impose a differential rate commensurate with the rural use of the land. It acts as the City's benchmark differential UV rate and is considered to be the base rate by which all other UV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers on rural land make a reasonable contribution towards the provision and maintenance of works, services and facilities throughout the City.

Rural Vacant Land (UV)

This differential rate category imposes a differential general rate on land valued on an unimproved value basis, and zoned under the Town Planning Scheme No.3 for the purpose of:

- Any land zoned, held or used for rural purposes and being vacant land.

The object of this rate is to promote the development of vacant land within the City of Cockburn.

The reason for this rate is to impact vacant rural land with a higher differential general rate to provide a disincentive to owners for land banking and not actively developing their vacant rural land for its intended purpose.

Commercial Caravan Park (GRV)

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, and zoned under the Town Planning Scheme No.3 for the purpose of:

- Any land zoned, held or used for the purpose of a commercial caravan park and catering for permanent trailer homes and non-permanent caravans.

The object of this rate is to ensure that the City's caravan parks, which predominantly comprise of permanent trailer homes, make an equitable contribution to the City's services and facilities like any other residential land owner.

The reason for this rate is to impact land valued as caravan parks with a higher differential general rate 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 the next ten years. Pensioner rebates will be factored in so no pensioner is disadvantaged.

City of Cockburn

Fire Control Order

(Summary)

**Effective from 10 May
2018**

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 4,047m²

- 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
- Remove all dead vegetation.

Properties LARGER than 4,047m²

- 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

**[Fire Control Order: cockburn.wa.gov.au/
FireControlOrder](http://cockburn.wa.gov.au/FireControlOrder)**

Rates Enquiries

Telephone: 08 9411 3444, 8.30am – 5pm

Email: rates@cockburn.wa.gov.au

Fire Control Enquiries

Telephone: 08 9411 3444, 8.30am – 5pm

Email: rangercustomerservice@cockburn.wa.gov.au

General Enquiries

City of Cockburn

9 Coleville Crescent

Spearwood WA 6163

Telephone: 08 9411 3444

Email: customer@cockburn.wa.gov.au

Visit Council offices between 8.30am – 4.30pm

[City of Cockburn: cockburn.wa.gov.au](http://cockburn.wa.gov.au)



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