

Understanding your rates

Council is currently considering the proposed 2026-27 rates. We know any increase in household costs matters. This page explains how rates are calculated, what the proposed changes could mean for residents, and where to find support and services available in Cockburn.

What could a 6.75% increase look like?

For a residential property experiencing a GRV movement broadly in line with the City average, a proposed 6.75% increase may equate to:



\$101
extra per year



\$1.94
extra per week

The calculation of costs is based on an average 4x2 in Hammond Park that paid approx. \$1,919 of Improved Residential in their 2025-26 rates notice. Calculations exclude any annual levies i.e. pool inspection and exclude the State Government Emergency Services Levy.

Why can my increase differ from someone else's?

Your rates are based on two main things:



Your property's GRV (Gross Rental Value)
This can go up, down or stay the same each year.



The rate in the dollar
This is set by Council and can change each year.



Your rates amount
This is why increases can be different for each property.

Not everyone pays the same amount or receives the same increase, but to learn how to calculate an estimate of your rates based on your suburb GRV average, visit [Comment on Cockburn](#).

Here are some residential property GRV estimate examples, noting GRV is an individual property calculation.

Below average impact - North Coogee

Current GRV \$28,080 - Rates \$2,260.50 New GRV \$33,890 - Rates \$2,018.49 Variance = -\$242.01

Median average impact - Hammond Park

Current GRV \$22,880 - Rates \$1,918.95 New GRV \$33,910 - Rates \$2,019.68 Variance = +\$100.73

Above average impact - Coolbellup

Current GRV \$20,800 - Rates \$1,744.50 New GRV \$35,640 - Rates \$2,122.72 Variance = +\$378.22

These are just some of the many services and spaces your rates help support in our community.



Library

Books, eBooks, audiobooks, movies, study spaces and programs - all free with your library membership.



Youth Services

Free spaces, programs and activities for young people aged 14-24, including courts, games and more.



Playgroups

Free playgroups for families to connect, learn and play in a friendly environment.



Financial Support

Free financial counselling and information to help you budget and build financial wellbeing.



Parks, Beaches and Facilities

Enjoy our parks, beaches, playgrounds, trails, sporting facilities and more.



Verge Collections and Waste Services

Kerbside collections and verge collections help you save time and money.

Need support?

If you are experiencing financial hardship, support options and payment arrangements are available. Contact us on 08 9411 3444 or visit www.cockburn.wa.gov.au/support to find out more.

Have questions?

Visit comment.cockburn.wa.gov.au/ratesandbudget2627 for FAQs, more information about the proposed rates and how you can provide feedback.

Important dates

Advertising period: 13 May–5 June 2026
Council will consider submissions before making a decision at the June Special Council Meeting.

