



Budget and Rates 2025/26

Mayor's Message



Peter Feasey
Mayor of Kwinana

Each year, the City of Kwinana carefully considers its financial position and community priorities to deliver a responsible and sustainable budget.

The 2025/2026 Budget reflects our commitment to delivering high-quality services and vital community infrastructure, while also planning for the future.

Rates remain the City's primary source of revenue, enabling us to maintain parks, roads, libraries, waste service and community safety.

In addition, there are several significant renewal projects that commence this year, including the \$41 million Kwinana Recquatic Centre and the delivery of the City Centre Precinct Plan.

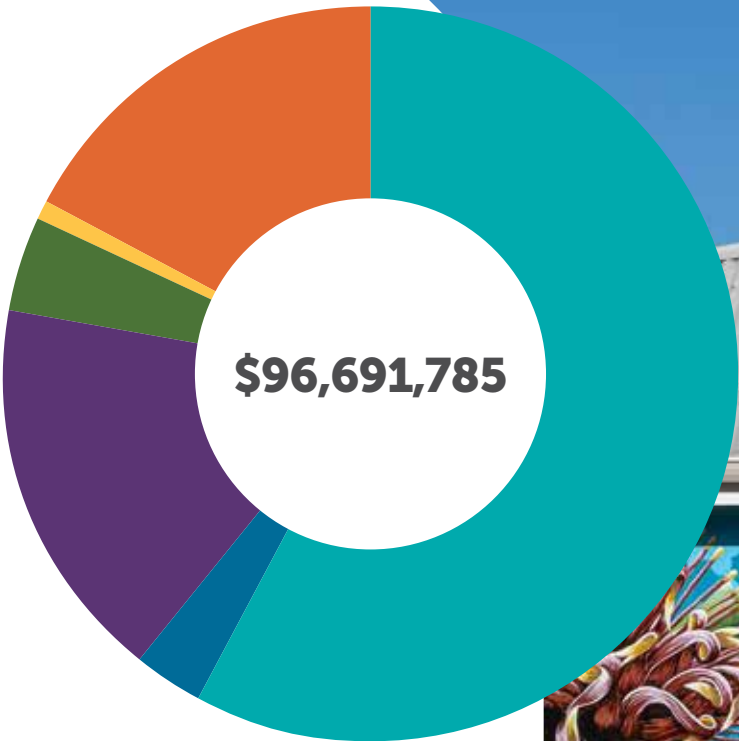
These two projects received Federal Government grants totalling \$17.1 million, as the most significant investment in infrastructure here to date.

But to deliver these key projects Council's financial contribution has been brought forward, from the Long Term Financial Plan, to this financial year. This adds a further 0.9 per cent increase to rates.

The rising costs of delivering services, given the Local Government Cost Index is forecast at 3.3 per cent, and the need to sustainably manage ageing assets including the Administration Building adds a further 0.3 per cent taking the total rates increase to 4.5 per cent.

We understand that any increase to household expenses can be challenging. Council remains committed to finding efficiencies, delivering value, preparing for the community's future and ensuring Kwinana continues to be a City we are proud to call home.

Where will the money come from?



61%	Rates	\$56,311,710
4%	Operating grants, subsidies and contributions	\$2,844,786
17%	Fees and charges	\$16,656,686
4%	Interest earnings	\$3,674,646
1%	Other revenue	\$1,097,591
13%	Capital grants, subsidies and contributions	\$16,106,366
Total		\$96,691,785



How your rates contribute to the community





Major Projects

Wellard West Community Facility \$5.16m

Construction is underway at the Wellard West Sportsground (McWhirter Oval), with completion expected in March 2026. The architect-designed facility prioritises value for money, sustainability (including solar power), and functionality, with dedicated areas for both sport and community use.

Total project cost is \$6.42 million, funded through Developer Contributions Reserve (DCA12).



Kwinana Recquatic Upgrade and Renewal \$1.03m

Following a successful \$15 million Federal Grant in 2025, the \$37 million Recquatic Centre upgrade has been fast-tracked.

The redevelopment includes a new 25x12m warm water program pool, with the 2025/26 allocation going towards detailed planning for the facility. These improvements will increase usability and drive health, wellbeing, and social outcomes for the community.



Administration Building Renewal/Upgrade \$8.72m

Construction is planned to begin in late 2025. Key upgrades include HVAC system replacement, ceiling and insulation upgrades, and a new fire alarm system. Overall, approximately \$5 million will be needed over the next 10 years to address these issues, with most of the funding required in the next few years.

The refurbishment aligns with community feedback from the City Centre Precinct Structure Plan, supporting retention of the building on its current site while delivering a 'like-new' facility within budget. The \$9.02 million project will be funded over multiple years by the Asset Management Reserve and a \$6.8 million loan.

Thomas Oval Changeroom Extension \$2.64m

In 2021, Madeleine King MP pledged \$2.4 million to bring forward this project, previously scheduled for 2028. Grant confirmation was received in December 2023.

The design, informed by user feedback, focuses on functionality and sustainability, with energy-efficient features, natural lighting and ventilation, and four changerooms with external access and treatment pods.

The \$3.33 million project is jointly funded by the Commonwealth Government and Developer Contributions (DCA12).

Regional Open Space \$500,000

The Kwinana Regional Open Space (ROS) is a visionary, long-term project to secure the region's sport and recreation needs for the next 50+ years. It involves developing a large multi-purpose sports precinct in Postans to serve the broader South Metro region. \$500,000 from the Western Australia Government will fund the first planning phase with a top priority being the planning for an 8 – 10 court indoor sports stadium.



Kwinana City Centre Precinct Plan \$516,500

The City secured a \$2.1 million Federal Grant in 2025 for this \$4 million project.

The plan aims to revitalise the precinct with improved connections between civic and city areas, surface upgrades, public art, wayfinding, lighting, landscaping, and water-sensitive design. It enhances accessibility, amenity, and social cohesion across public spaces like The Grove.

Community Safety \$373,448

Continuation and expansion of a number of community safety initiatives including CCTV Subsidies, Street-by-street program and much more.

In addition to the major projects, the City plans to do a wide range of other projects listed in the below.

Projects / Initiatives	Description	Budget Allocation (\$)
Building Renewals	Major repairs and replacement of building components to extend the life of buildings and maintain level of service.	2,618,370
Parks and POS assets upgrade / renewal	Renew or upgrade of parks bore electrical works, equipment, and fencing. Replacement of parks playground equipment.	2,305,369
Roads Upgrades and Renewals	Road resurfacing, strengthening and upgrading to extend the life of the City's road network.	5,332,918
Street tree planting	Tree planting program to continue around Kwinana.	354,319
Public art	Public art for Thomas Oval Changeroom and Wellard West community centre.	76,801
CCTV renewal	CCTV replacement program inline with the City's CCTV Strategy.	51,650
Kwinana Youth Services	Management and facilitation of The Zone Youth Space and youth focussed initiatives including Arclight.	2,383,564
Community grants, awards donations and subsidies	The City offers a range of funding and grant opportunities for community groups and individuals.	183,000
Community events	The allocated funds ensure the continued delivery of events including Summer Sounds, Children's Festival, Lolly Run and more.	620,000
Kwinana health and active program	Community programs to encourage active and healthy lifestyles.	198,756
Natural environment	Bushcare, Education, Feral animal control and seedling programs.	173,900
Kwinana Loop Trail	Stage 1 upgrades to the Kwinana Loop Trail including resurfacing, realignments and improved signage	3,500,000



Your rates

Want to know more about rates?
Visit the rates page on the City's website
www.kwinana.wa.gov.au/rates

Experiencing financial difficulties?

If you are having difficulties paying your rates the City provides a number of payment options including instalment plans. We also have a hardship policy to support those in our community who may be going through a tough time.

We're committed to finding the right solution for you, so contact our friendly rates team to see how we can help support you.

@ rates@kwinana.wa.gov.au

🌐 www.kwinana.wa.gov.au/financial-hardship-policy

☎ 9439 0200

eRates

You can now receive your rate notices via email instead of in the post. Follow the steps below to make the switch:

1. Visit kwinana.wa.gov.au/erates
2. Sign up using your email address and BVRN (same as your BPay or Australia Post reference number) located at the top right corner of your rates notice.

Do you want news and event notices delivered straight to your inbox?

Register for the City's eNewsletters today and ensure you stay up to date with everything happening within the City of Kwinana.


Go to the City's website to
sign up today.

kwinana.wa.gov.au




Payment options


Please refer to the payment options provided on your annual rates notice. You can pay your rates in the following ways:




Pay by Visa or Mastercard at kwinana.wa.gov.au/paymyrates.




Via your financial institution. You will find the biller code and reference number on your rate notice.




Present your rate notice to the City of Kwinana Administration Building (Corner of Gilmore Ave and Sulphur Road, Kwinana) during office hours (8.30am to 4.30pm, Monday to Friday), and pay via debit card, credit card, cheque or cash.



Call 13 18 16 and follow the operator instructions.



Complete the direct debit form attached to your rate notice to have your payments automatically deducted from your bank account each week or fortnight.



Present your rate notice to the cashier at any Australia Post Office or agency for payment during normal Post Office hours.

Verge Collections. Sorted. ✓

Your Pre-booked Verge Collections offer flexibility, convenience and environmental benefits.

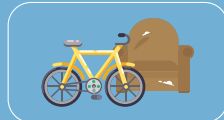
Book your collection online by scanning the QR code, calling 1300 867 166 or visiting kwinana.wa.gov.au/verge



▶ SCAN THIS ◀


Keep track of your bookings below

Bulk Waste



3m³ per collection

OR




3m³ per collection

Green Waste


BOOKING DATE 1

BOOKING DATE 2




1 mattress per collection

OR



1 white good per collection

OR



6 e-waste items up to 1m³ per collection

BOOKING DATE 3

BOOKING DATE 4

BOOKING DATE 5

Objects and reasons for differential rate categories

GRV Improved Residential

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.

GRV Vacant

The object of 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.

GRV Improved Industrial and Commercial

The object of this rate category is to apply a higher differential rate so as to raise additional revenue to offset the increased costs associated with service provision to these properties.

The reason for this rate is that a higher differential rate is required to meet the higher level of service costs associated with Commercial and Industrial properties and the localities within which they are situated, including costs of:

- (a) provision and maintenance of transport and streetscape infrastructure including renewal/ refurbishment infrastructure, car parking and traffic treatments; and
- (b) the management, administration and delivery of marketing activities aimed at enhancing the economic and social viability, and the general amenity of the Kwinana commercial and industrial areas.

UV General Industry

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to or associated with properties in this category.

The reason for this rate is to meet a significant proportion of the additional costs involved in servicing properties within this rate category, which include but are not limited to major outlays for transport infrastructure maintenance and renewal/ refurbishment and significant costs relating to monitoring of land use and environmental impacts.

UV Mining and Industrial

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to properties in this category.

The reason for this rate is the need to offset the higher level of costs associated in servicing these properties, including the costs of transport infrastructure maintenance and renewal/ refurbishment, and costs relating to monitoring of land use and environmental impacts.

UV Rural

The object of this rate category is to impose a differential rate commensurate with the rural use of land, which additionally is to act 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 ongoing maintenance and provision of works, services and facilities throughout the City.

The following rating categories, rates in the dollar and minimum payments for 2025/2026 were endorsed for advertising at the 16 April 2025 OCM meeting:

Rates and Charges

	Minimum Payment (\$)	Proposed in \$
GRV Rate Categories		
Improved Residential	1,277	0.092441
Improved Commercial & Industrial	1,664	0.111470
Vacant	1,277	0.202887
UV Rate Categories		
General Industry	1,664	0.021203
Rural	1,277	0.005518
Mining & Industrial	1,664	0.009823

However, the following rates are proposed to be the final recommended rates for 2025/2026 and the reason for the change is stated below:

Rating Category	Minimum Payment (\$)	Adopted Rate in the Dollar (\$)
GRV Rating Categories		
Improved Residential	1,277	0.092441
Improved Commercial & Industrial	1,664	0.111470
Vacant	1,277	0.202887
UV Rate Categories		
General Industry	1,664	0.019275
Rural	1,277	0.004464
Mining & Industrial	1,664	0.009343

The rate in the dollar for UV rating categories has decreased due to the delayed update of the annual UV valuation. Had the rate not been updated, UV-rated properties would have experienced rate increases exceeding 4.5%, potentially reaching up to 6%. The late upload of the UV valuation was a result of the implementation of a new rating system. This issue is a one-time occurrence and has been addressed for future updates.

Your rate notice explained

- A This is the street address of the property that this notice is related to.
- B This is your rating category which is used to calculate the total amount of rates specific to your property for your council services.
- C This is the amount specific to your property for your waste service including your rubbish bin collection and your verge collections.
- D This is the State Government Emergency Services Levy. This forms part of your total rates bill but it is not set or controlled by the City.

This is the date the bill is due.

Property Id is the individual number allocated to the property that this notice is related to.

Valuation Number: The Valuer General's Office (VGO) estimates the annual rental income that a property might reasonably be expected to earn if it were rented. This is known as the Gross Rental Value or GRV. If you object to this value, please phone the VGO on (08) 9273 7373.

Issue date is the date the bill was produced.

Financial year is the financial year that this rates notice is applicable.

Deferred Balance is applicable to pensioners who have elected to defer their payments

Instalment Options associated payment dates and amounts for paying in instalments of 2 or 4 payments.

Information about direct debit options for weekly and fortnightly payments. Details of arrangements and dates are included with rates notice.

Payment options including online payment, BPay and Australia post bill pay.

Reference number is your new payment reference number, all payments require this payment reference number.

RATE NOTICE

John Citizen
1 Sulphur Road
ORELIA WA 6167

Sign up for emailed notices - scan this code

TAX INVOICE
ABN 13 890 277 321

Property Id: 5
Valuation No: 199999
Issue Date: 01/08/2025
Financial Year: 2025/2026

Due Date: 05/09/2025

Rates & Charges 1 July 2025 - 30 June 2026

For Property at: 1 Sulphur Road ORELIA

Local Government Charges	Amount	State Government Charges	Amount
Improved Residential Stand	\$1,609.97	Emergency Services Levy Category 1 - Residential	\$264.90
Service Charge (2 bins)	\$393.00		
Total Local Government Charges	\$2,002.97	Total State Government Charges	\$264.90

TOTAL CHARGES

BROUGHT FORWARD BALANCE

RECEIPTS

INTEREST & ADJUSTMENTS

STATE GOVERNMENT RATES

TOTAL PAYABLE BY 05/09/2025
(See below for other payment options available)

\$2,267.87

Outstanding balance to be paid if opting for instalment option

INSTALMENT OPTIONS			
Option 2 - Pay by 2 instalments		Option 3 - Pay by 4 instalments	
1 05/09/2025	\$1,133.94	1 05/09/2025	\$566.97
2 16/01/2026	\$1,133.93	2 14/11/2025	\$566.96
		3 16/01/2026	\$566.97
		4 27/03/2026	\$566.97
Total Payable	\$2,267.87	Total Payable	\$2,267.87

Direct Debit Options (Weekly or Fortnightly)

See Direct Debit payment options on reverse of notice and enclosed terms and conditions.
Return direct debit form by 29 August 2025 to commence payments on Friday, 5 September 2025

- E The total amount you have to pay if you choose to pay your rates in full.
- F The outstanding balance owed on your 2024/25 rates.
- G Any payments received since 1/7/2025.
- H Any interest or adjustments raised since 1/7/2025.
- I Rebates applicable to pensioners or seniors that qualify for a rates concession.

PAYMENT METHODS

Please note new payment details and updated reference numbers for all methods

Go to: kwinana.wa.gov.au/paymyrates

Pay by Credit/Debit Card (Visa & Mastercard)

Bill Code: 626366
Ref No: 1020099990009990

Go to: **Post Billpay**

Pay at Australia Post

- In person
- By phone 13 18 16 and follow operators instructions
- Internet - go to postbillpay.com.au

BPAY® this payment via internet or phone banking.
BPAY View® - view and pay this bill using internet banking.

BPAY View
Registration No: 1020099990009990

Bill Code: 0616
Ref No: 1020099990009990



ADMINISTRATION

Corner Gilmore Avenue and Sulphur Road
Kwinana WA 6167

PO Box 21 Kwinana WA 6966

Telephone 9439 0200
customer@kwinana.wa.gov.au

kwinana.wa.gov.au

