

A vibrant outdoor community market scene. In the foreground, a large, leafy tree with long, drooping branches frames the view. Below the tree, a grassy area is filled with people browsing through various stalls and displays. Some stalls are covered with white canopies, while others are open-air. The background shows a parking lot with several cars and more trees under a clear sky. The overall atmosphere is bright and sunny.

Budget and Rates 2026/27

Mayor's Message

On behalf of Council, I would like to thank our community for its continued support as we deliver the services, facilities and infrastructure that make Kwinana a great place to live, work and raise a family.

Council has adopted a 4.75 per cent rate increase for 2026/27, which remains among the lowest of Perth metropolitan local governments. In making this decision, we carefully balanced the need to minimise the impact on households facing ongoing cost-of-living pressures while ensuring we can continue to provide the essential services our community relies upon and invest in Kwinana's future.

As one of Western Australia's fastest growing communities, Kwinana continues to experience increasing demand for roads, parks, sporting facilities, community services and public infrastructure. Your rates help fund these services each day while also supporting major projects that will benefit our community for generations to come. These include the redevelopment of the Kwinana Recquatic, construction of the Kwinana Loop Trail, planning for the Kwinana Regional Open Space and revitalisation of the Kwinana City Centre.

We also recognise that flexibility and customer service are important. This year, the City is introducing Payble, a new online payment platform that allows ratepayers to establish and manage their own direct debit arrangements, choose payment frequencies that suit their household budget and receive reminders about upcoming payments. It provides greater convenience and control over how rates are paid.

Council also understands that circumstances can change. If you are experiencing financial difficulty, I encourage you to contact the City as early as possible. Our Financial Hardship Policy and flexible payment arrangements are designed to assist ratepayers through challenging times, and our staff are committed to working with you to find a suitable solution.

Thank you for your continued support as we work together to build a safe, connected and sustainable community for current and future generations.

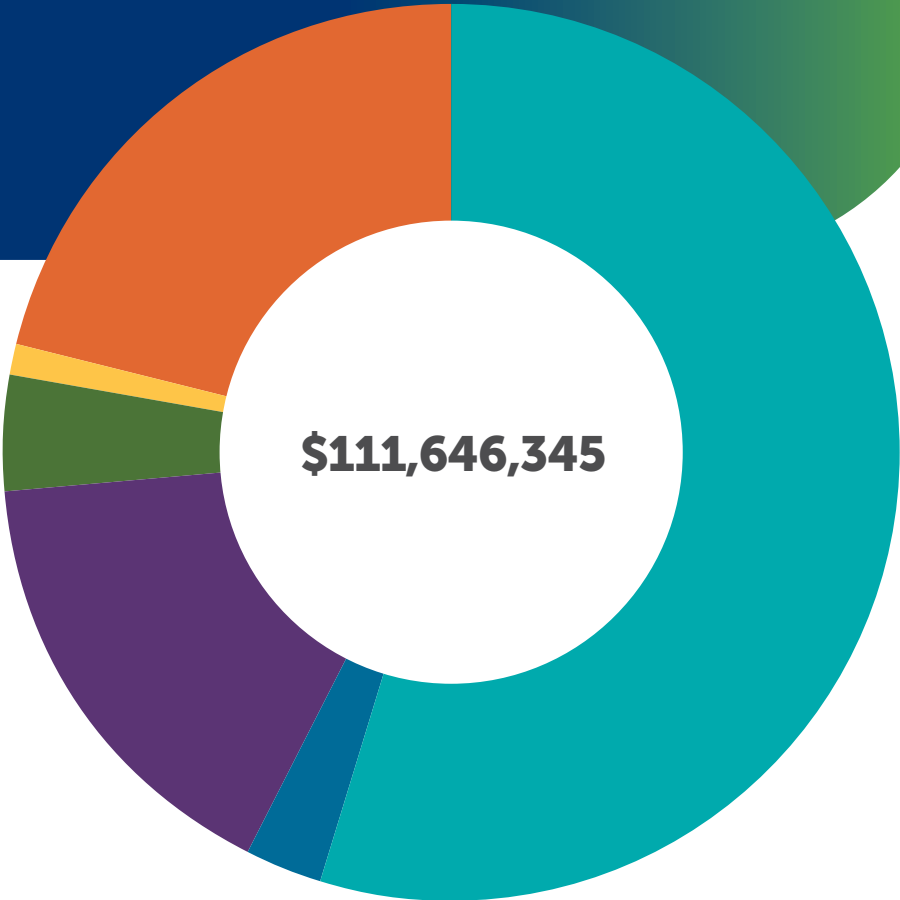
Peter Feasey
Mayor of Kwinana



Where will the money come from?

Rates	\$61,100,291
Operating grants, subsidies and contributions	\$3,113,090
Fees and charges	\$18,140,099
Interest earnings	\$4,758,665
Other revenue	\$1,127,373
Capital grants, subsidies and contributions	\$23,406,827

Total **\$111,646,345**



How your rates contribute to the community

Total Budget \$126.2m

Asset Management \$13.6m

Ranger Services and community safety \$2.32m

Fire and Emergency \$0.64m

Waste and recycling \$8.58m

Library Services \$3m

Recreation \$20.99m

Economic Development \$1.15m

Zone and youth community services \$2.22m



Caring for our seniors \$1.11m

Natural Environment and Sustainability \$2.92m

City Administration \$17.01m

Public Health \$1.15m

Art and culture \$1.21m

Community and Sporting Facilities \$1.06m

Community grants and donations \$0.24m

Planning and Building Services \$3.57m

Community events \$0.8m

Community Development \$3.11m

Parks, ovals and public open space \$26.59m

Roads, streetlight, footpaths, drainage and car parks \$14.93m



Major Projects

More than \$48,920,242 is being invested in projects that will improve recreation, community facilities, sustainability and the liveability of Kwinana. Following are some of the key projects for the year:

Stage 1 \$3.49m Stage 2 \$2.57m

Kwinana Loop Trail

The 21-kilometre Kwinana Loop Trail is being upgraded in stages creating one of Perth's premier recreational trail experiences connecting our coastline, bushland, parks and city centre while encouraging walking, cycling and tourism.

Stage 1 includes resurfacing, realignments and improved signage. Stage 2 is in design and will focus on trail hubs, future trail connections and planning for the Northern Trail Head Urban Bike Park.

The project is supported by State Government funding for Stage 1 and a \$2.5 million Federal Government commitment for Stage 2.

\$0.5m

Kwinana Regional Open Space

Planning is underway for the Kwinana Regional Open Space, a long-term project proposed for 48 hectares of land in Postans, north of the Kwinana City Centre.

The project will help meet the sport and recreation needs of Kwinana and the broader South Metro region over the next 50 years. It is expected to include major community facilities for organised sport, recreation, play, social connection and access to nature.

The first planning phase is supported by \$500,000 from the WA Government for detailed design and site investigations, with planning for an 8–10 court indoor sports stadium identified as a key priority.

\$1.86m

Kwinana City Centre Precinct Plan

The City secured a \$2.1 million Federal Government grant in 2025 to support the \$4 million Kwinana City Centre Precinct Plan to create a more attractive and vibrant city heart.

The project will help revitalise the City Centre by improving connections between civic and commercial areas, upgrading public spaces and enhancing accessibility, amenity and community connection.

Planned improvements include surface upgrades, public art, wayfinding, lighting, landscaping and water-sensitive urban design, with key areas such as The Grove set to benefit.

\$5.09m

Administration Building Renovation

Renewal works on the City's Administration Building commenced in November 2025 and are expected to be completed by October 2026.

The project includes replacement of the heating, ventilation and air conditioning system, ceiling and insulation upgrades, and a new fire alarm system.

The \$9.02 million refurbishment will deliver a refreshed, fit-for-purpose facility on the current site, in line with community feedback from the City Centre Precinct Structure Plan. The project is funded through the Asset Management Reserve and a \$6.8 million loan.

Splashpad Adventure Park

\$2m

The City is progressing plans for a new splash pad at Kwinana Adventure Park to provide more free, family-friendly recreation options for the community.

The project will add a water play element to one of Kwinana's most popular public spaces, helping families stay active, cool and connected during the warmer months. It will also build on previous upgrades at the park and support the City's ongoing investment in inclusive, accessible and high-quality community facilities.

Road board House

\$1m

The former Road Board House site is being transformed into two architecturally designed homes showcasing sustainable design, innovation and contemporary residential living. Following a period of public display, the homes will be sold with proceeds reinvested into future community projects, creating an innovative model that recognises Medina design principles while delivering long-term community benefit.



\$38m

Kwinana Recquatic Upgrade and Renewal

Following a successful \$15 million Federal Government grant in 2025, the City has fast-tracked planning for the \$37 million Kwinana Recquatic redevelopment.

The project will include a new 25m x 12m warm water program pool, along with upgrades to key areas of the facility. These improvements will support greater accessibility, increased usability and improved health, wellbeing and social outcomes for the Kwinana community.

The redevelopment will transform the Recquatic into a contemporary community health, fitness and aquatic hub, delivering new aquatic facilities, improved accessibility and modern spaces that encourage health, wellbeing and community connection.

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

Projects / Initiatives	Budget Allocation (\$)
Building Renewals Major repairs and replacement of building components to extend the life of buildings and maintain level of service.	\$1,530,878
Parks and POS assets upgrade / renewal Renew or upgrade of parks, bore electrical works, equipment, and fencing.	\$1,971,561
Roads Upgrades and Renewals Road resurfacing, strengthening and upgrading to extend the life of the City's road network.	\$7,684,592
Street tree planting Tree planting program to continue around Kwinana.	\$567,556
CCTV renewal CCTV replacement program inline with the City's CCTV Strategy.	\$337,900
Solar installation The City proposes to install solar PV systems at key facilities to improve energy efficiency, reduce operational costs, and support the City's sustainability objectives.	\$1,100,000
Kwinana Youth Services Management and facilitation of The Zone Youth Space and you focussed initiatives including Arclight.	\$2,218,996
Community grants, awards donations and subsidies A range of funding and grant opportunities for community groups and individuals.	\$231,500
Community events The allocated funds ensure the continued delivery of events including Summer Sounds, Children's Festival, Lolly Run and more.	\$757,246
Kwinana health and active program Community programs to encourage active and healthy lifestyles.	\$86,000
Natural environment Bushcare, Education, Feral animal control and seedling programs.	\$323,685

Your rates

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

Payment Options

The City offers several payment options
so you can choose the method that best
suits you:

- Payble (direct debit)
- BPAY
- In person
- By phone on 13 18 16
- Australia Post

See your rates notice for full payment
details.

Experiencing financial difficulties?

If you're experiencing financial
difficulty, please contact us as early
as possible. Our Financial Hardship
Policy provides a range of support
options and flexible payment
arrangements, and our team will
work with you to find the most
appropriate solution.

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

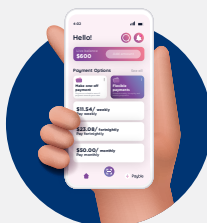
🌐 [www.kwinana.wa.gov.au/
financial-hardship-policy](http://www.kwinana.wa.gov.au/financial-hardship-policy)

☎ [9439 0200](tel:94390200)

Payble

New Flexible Payment Platform

Payble is a new platform available to ratepayers, offering flexible payment
options for rates charges. Through Payble, you can set up a direct debit plan
to pay your rates on a weekly, fortnightly, or monthly basis, on a day that suits
you. Payments can be made via BSB and account number or by credit card.



Pay your rates, your way
with our new payment
system  PaybleTM

1

Scan the QR code
to pay flexibly



2

Enter your mobile
number and
validate with a
secure SMS code



3

Select a payment
option that works
for you



pay.kwinana.wa.gov.au



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.

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.

Scan this barcode to register for Payble. Existing direct debit payers are recommended to register.

Payment options include online payment via Payble, Bpay and Australia Post bill pay.

IMPORTANT: Reference number is your payment reference number. All payments require this reference number.

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. This year, Landgate has undertaken a revaluation of Gross Rental Values (GRVs) as part of the triennial valuation process affecting all metropolitan local governments. The effective date of the revaluation is 1 July 2026, based on valuation data as at 1 August 2024.

Issue date is the date the bill was produced.

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

- E Total current year charges.
- F Outstanding balance from previous years rates.
- G Any payment received from the 1/7/2026 - 13/7/2026.
- H Any interest or adjustment from the 1/7/2026-13/7/2026.
- I Rebates applicable to pensioners or seniors that qualify for a rates concession.

RATE NOTICE

1-000024

John Cizzen
1 Sulphur Road
ORELIA WA

Sign up for e-mailed notices - scan this code



051

SAMPLE ONLY



TAX INVOICE

ABN 13 890 277 321

Property ID: 55
Valuation No: 133654
Issue Date: 10/07/2026
Financial Year: 2026/2027

Due Date: 3/09/2026

Rates & Charges 1 July 2026 - 30 June 2027

Local Government Charges	Amount State Government Charges	Amount
Improve Residential Residential Site	\$1,905.28	\$316.10
Service Charge	\$429.00	
Total Local Government Charges	\$2,334.28	Total State Government Charges \$316.10

TOTAL CHARGES	BROUGHT FORWARD BALANCE	RECEIPTS	INTEREST & ADJUSTMENTS	ESTATE GOVERNMENT REBATES
\$2,650.38	\$0.00	\$0.00	\$0.00	\$0.00

TOTAL PAYABLE BY 30/06/2026
 (See below for other payment options available)

\$4,768.31
Deferred Balance: \$8,748.94

INSTALLMENT OPTIONS

Option 1 - Pay by 2 instalments	Option 3 - Pay by 4 instalments	Total Payable
1 03/09/2026 \$3,897.14	1 03/09/2026 \$3,461.56	
2 14/01/2027 \$871.17	2 12/11/2026 \$435.58	
	3 14/01/2027 \$435.58	
	4 25/03/2027 \$435.59	
Total Payable \$4,768.31	Total Payable \$4,768.31	

DIRECT DEBITS



Scan to pay

Use our new payment system

pay.kwinana.wa.gov.au

Pay with card or bank

Flexible payment options

Helpful reminders



Direct Debit Options (Weekly or Fortnightly)
If you would like to pay your rates with our new/flexible payment option, please scan the QR code below.

Automatic payments for all major banks, credit cards and other cards

Manage your budget with weekly, fortnightly or monthly reminders

Please DMU reminders before important due dates

Pay online

or sign up for Direct Debit

Helpful reminders

- Pay with card, bank or direct debit
- Flexible payment options

Scan to pay

pay.kwinana.wa.gov.au

PAYMENT METHODS

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

BPAY

B
PAY

Biller Code:
Ref No:

BPAY® this payment via internet or phone banking.
 BPAY® View* - view and pay this bill using internet banking.
 BPAY® View
 Registration No: 1000000000000000

PAY AT POST OFFICE

Post Billpay

Pay at Australia Post

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

Biller Code: 626586
 Ref No: 1000000000000000

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

This differential rate category imposes a differential general rate on land zoned for the purpose of General Industry under Local Planning Scheme No 2.

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

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is:

- (a) zoned for the purpose of Rural B under Local Planning Scheme No 2; or
- (b) held or used for industrial, extractive industry or quarrying purposes under a Master Plan adopted pursuant to Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000*; or
- (c) zoned for the purpose of Rural A under Local Planning Scheme No 2 and held or used for industrial, extractive industry or quarrying purposes.

UV Rural

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis which is predominantly used or held for rural pursuits, rural industry or intensive agriculture, and:

- (a) is not zoned for the purpose of General Industry under Local Planning Scheme No 2; or
- (b) is not zoned for the purpose of Rural B under Local Planning Scheme No 2; or
- (c) is not held or used for industrial, extractive industry or quarrying purposes under a Master Plan adopted pursuant to Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000*.

The following rating categories, rates in the dollar and minimum payments for 2026/2027 were endorsed for advertising at the May 2026 Special Council meeting:

	Minimum Payment (\$)	Rate in \$
GRV Rate Categories		
GRV Improved Residential	1,334	0.066336
GRV Vacant	1,334	0.229948
GRV Improved Commercial and Industrial	1,739	0.098619
UV Rate Categories		
UV General Industry	1,739	0.018304
UV Rural	1,334	0.004228
UV Mining and Industrial	1,739	0.008221

However, the following rates are proposed to be the final recommended rates for 2026/2027 and the reason for the change is stated below:

	Minimum Payment (\$)	Rate in \$
GRV Rating Categories		
GRV Improved Residential	1,337	0.066502
GRV Vacant	1,337	0.230523
GRV Improved Commercial and Industrial	1,743	0.098866
UV Rate Categories		
UV General Industry	1,743	0.018350
UV Rural	1,337	0.004239
UV Mining and Industrial	1,743	0.008242

Revising 2026/27 Rating Increase

Following the advertising of the proposed differential rates, the City reviewed emerging cost pressures and asset renewal requirements. This review confirmed that an overall rate increase of 4.75% is required, rather than the 4.5% originally advertised. The revised increase will make a meaningful contribution towards addressing the City's cost pressures and supporting its long-term financial sustainability.



Community Safety in Kwinana

You spoke, and we are listening!

Community safety remains a key priority for Kwinana residents. The City is continuing to deliver initiatives that support a safer, more connected and resilient community.

In October, the City partnered with WA Police to run a Community Safety Survey across Kwinana. The results showed that safety priorities differ between suburbs, with 12 key concerns appearing in the top three priorities across 17 suburbs.

City of Kwinana Crime Statistics Dashboard 2024 to 2025

Source: WA Police Crime Statistics

	Stealing down 18.6%
	Property damage up 11.5%
	Burglary down 8.6%
	Drug offences up 26.8%
	Stealing of motor vehicle down 10.9%
	Receiving and possession of stolen property down 67.9%

How the City is responding



Installed 11 Automatic Number Plate Recognition cameras across Kwinana, with data used by WA Police to support investigations.



Expanded community safety subsidies to support CCTV, sensor lights, parcel letterboxes, Safe & Found items and more.



Offered community education opportunities, including the annual Spring Community Safety Series, which featured more than 40 free events in October.



Expanded and upgraded the City's CCTV network to improve surveillance and assist WA Police.



Delivered 119 community safety activations during the 2025 financial year, alongside larger City events and programs.



Continued working with WA Police and key stakeholders on crime prevention, information sharing, community engagement and coordinated responses to emerging safety concerns.



Scan the QR code

to view the key priorities identified in your area and learn more about Community Safety in Kwinana.





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

