

Rates – Frequently Asked Questions

Rates Calculations:

How are my rates calculated?

- Rates are calculated by multiplying the Gross Rental Valuation (GRV) or the Unimproved Valuation (UV) by the Rate in the dollar.
- The GRV is an estimate of the rent a property could earn in a year. Where a property is vacant, the GRV / UV is calculated as 5% of the market value of the land.
- The Council sets the rate in the dollar when it adopts the budget.

Who decides the GRV / UV?

Landgate Valuation Services is responsible for providing Gross Rental Values and Unimproved Values for every property in each local authority. A review of these valuations is carried out every four years for GRV's and was most recently done in 2007. A review of UV's are carried out every year.

If you believe that your property has been incorrectly valued you may lodge an objection to Landgate Valuation Services. Contact details are below:

Phone number - Switchboard	(08) 9429 8400
Web address	www.landgate.wa.gov.au

To test whether you think the valuation is too high – divide the GRV (located on your rates notice in the top right hand corner) by 52. This amount is equal to the weekly rental that the Valuer General believes your property could obtain if it were available to rent.

Objections must be lodged within 60 days after the rates notice is issued. Objections may only be made in relation to the Gross Rental Value, not the rate in the dollar or other charges.

How is the rate in the dollar calculated?

The rate in the dollar is set by Council when adopting the budget prior to the issue of the rate notices and is not changed during the financial year. The budget process determines the cost of all the services provided and consequently the level of income needed to generate from rates to sustain those services. The income from rates represents approximately 30% of the total income for the City of Geraldton Greenough. The balance comes from interest, grants, fees and charges and reserve transfers.

Why are my rates different from my neighbours?

Landgate Valuation Services assign individual GRV's to each and every property and therefore your GRV may be different from your neighbours.

What is a minimum rate?

To ensure that all ratepayers make at least a minimum contribution to the cost of providing the services that are available to the community.

What is the latest date to pay and still be included in the Rates Incentive prize draw?

The due date is shown on your rate notice. Rates and charges must be paid in full by this date, which is 35 days from the issue of the rates notice.

For all General rates enquiries contact Karen on 9956 6917.