

What if I think the GRV for my property is too high?

It's important to remember that the Date of Valuation for your property was 1 August 2014.

You can visit Landgate's website at landgate.wa.gov.au or contact our customer service team on +61 (0)8 9273 7373.

If after making your enquiry you remain dissatisfied with the GRV you can raise an objection, subject to the following requirements:

- your objection is formally lodged within 60 days of your rates notice being issued
- you can provide some rental evidence at (or around) the Date of Valuation that shows the assessment is too high
- you can demonstrate that that your assessment is significantly higher than similar properties within your local area.

Remember: Landgate does not set your rates, just the GRV component.

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Property valuations and your rates

Frequently asked questions

How are my rates calculated?

Your council determines your rates. Each year, councils set a revenue target as part of their budgeting process. To meet their target, they determine a 'rate in the dollar' by dividing the rates collection by the total amount of valuations on their roll. Your rate is calculated by multiplying the Gross Rental Value (GRV) of your property by the rate in the dollar, determined by your council. See the example in the next column.

The Department of Fire and Emergency Services (DFES) levy, which may also appear on your rates, is also calculated using the GRV. Waste management and other levies and charges that may appear on your rates notice are not based on GRVs.

What are rating valuations?

The Valuer-General is required to maintain valuations of all rateable land in Western Australia for rating and taxing purposes. Your local council rates are assessed using GRVs as an input. These values are assessed every three years by Landgate valuers to complete what is known as a General Valuation. Every property within your local area is valued at a date set by the Valuer-General, referred to as the Date of Valuation. Rating valuations are therefore assessed at a 'snapshot in time' reflecting the property market for the area on precisely the same date, ensuring consistency and fairness in the allocation of rates.

What is a Gross Rental Value (GRV)?

The GRV is the gross annual rental value of rateable land. It is used by your council – and often by the Water Corporation and Department of Fire and Emergency Services – as the basis to determine property rates and service charges.

How is the GRV determined?

All GRVs within your local council are assessed at the same **Date of Valuation**. Rental evidence is collected at that date and used to determine the **fair rental value for each property**. The rental value for a house will be influenced by

factors like age, construction, size, car shelters and pools. By analysing property rents against these individual attributes and characteristics it is possible to assess a valuation for all properties – **whether they are rented or not**.

What is the Date of Valuation for my property?

The GRV is calculated every three years in your local area. This current GRV has a Date of Valuation of **1 August 2014**. Rating valuations are assessed at a snapshot in time reflecting the property market for your local area at the same date. This ensures consistency and a degree of fairness.

What if the market changes significantly between general valuations?

It is unusual for property markets to remain constant, or for various property types to move uniformly. GRVs are currently assessed every three years. Despite possible changes to the rental market, all GRVs remained fixed until the next general valuation.

Example of a rates calculation

A property has a GRV of \$23,400 per annum.

To meet its budgetary needs, Council determines that the rate to the dollar will be seven cents, or \$0.07.

The rates notice would be:

\$23,400 (the GRV) x \$0.07 (Council rate in the dollar) = \$1,638
(+ any other council levies and charges).

Remember: The GRV remains fixed for three years, however your council may change its rate in the dollar each year to ensure it meets its budgetary requirements.

Note: Some councils charge a minimum rate. If a calculated assessment is lower than the council's minimum rate contribution, the minimum rate will apply