How do I obtain more information or who do I contact to discuss my GRV?

You can visit our website at **landgate.wa.gov.au** or contact the customer care team on +61 (0)8 9273 7373.

2017 Metropolitan Gross Rental Values

Putting the focus on your property valuation

Frequently asked questions

landgate.wa.gov.au

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 Gross Rental Values (GRVs). 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 and this is referred to as the **Date of Valuation**. Rating valuations are therefore assessed at a "snapshot in time" reflecting the property market for the Metropolitan area at the same date. This ensures consistency and a degree of fairness in the allocation of rates.

What is a GRV?

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

What is the DOV 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 2015**.

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

What if the market changes significantly between general valuations?

It is unusual for property markets to either remain constant or for various property types to move uniformly. The GRV is currently assessed every three years and despite possible changes to the rental market, the GRV remains fixed until the next general valuation.

How are my rates calculated?

Your council determines their revenue target each year. A rate in the dollar to be applied to the GRV is struck by dividing the rate collection by the total amount of valuations on the roll. Your rate assessment is calculated by multiplying the GRV by this rate in the dollar. Other charges may also appear on your rate notice such as levies and waste management charges. These are determined by your local council and are not based on the valuation.

Example

Greg's property has a GRV of $450 per week or $23,400 per annum.

Greg's local council, where the property is located, has set a rate in the dollar of seven cents.

Greg's rates notice would be:

GRV of $23,400 x seven cents = $1,638 in rates plus other council levies and charges.

Please note: The GRV remains fixed for three years. However, the rate in the dollar value may change each year as this is determined by your local council.

What if I think the GRV is too high as at 1 August 2015?

You can visit our website at **landgate.wa.gov.au** or contact the customer care team on +61 (0)8 9273 7373.

If after making an enquiry you remain dissatisfied with the GRV you can object to the GRV subject to meeting the requirements outlined below.

- Your objection is sent within 60 days of the rates notice being sent out.
- You need to include some rental evidence at or around the date of valuation to show the assessed GRV is too high.
- You can show your assessment is significantly higher than similar properties within your local area.

Please note: Objecting to the GRV because you consider your rates notice or the increase in rates is too high are not valid reasons.