

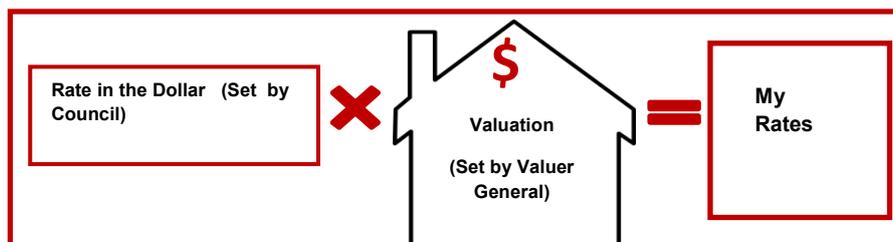
Frequently Asked Questions



Calculation of Rates

How are my rates calculated?

Rates are calculated by multiplying either the Gross Rental Value (GRV), which is used for properties with predominantly a non-rural use, or the Unimproved Value (UV), which is used for all properties with predominantly a rural use, by the rate in the dollar. Rates are subject to a Minimum Payment, set each year by Council as part of its Annual Budget.



How does the Council decide on the rates in the dollar?

This is decided when Council adopts the Annual Budget each year. Council determines the amount of revenue needed to meet the proposed budget requirements and sets the rate in the dollar.

Why is there a Minimum Payment?

Council sets a Minimum Payment in conjunction with setting the rates in the dollar each year. This is to ensure that all ratepayers make at least a reasonable contribution to the cost of providing the works, services and facilities that are available to the community. The calculation to determine if a property is charged the minimum payment is when the GRV (or UV), multiplied by the applicable rate in the dollar, is less than the amount of the minimum payment. If this is the case, such properties are charged the minimum payment.

Valuations

Who assesses the Valuations on which rates are based?

Landgate Valuation Services (Valuer General's Office) provides valuations for every property within each local government area – a GRV or a UV. For the Shire of Ravensthorpe, the 2015/16 rating year is a general revaluation year. A Gross Rental Revaluation occurs once every 5 Years, the next Revaluation is effective 1 July 2020. Valuations for UV properties are supplied annually by the Valuer General's Office through Landgate Valuation Services.

Gross Rental Valuation (GRV)

Properties with predominantly a non-rural use

The GRV is supplied by Landgate Valuation Services (Valuer General's Office) and is the gross annual rental potential that the Valuer General advises a property might reasonably earn in a year. For instance a GRV of \$15,600 divided by 52 represents a weekly rental potential of \$300. Whether or not any property is actually a rental property is immaterial.

Vacant Land cannot be rented so how is the GRV determined?

Residential land for which no rental value can be determined is valued on the basis of 3% of its total capital value. Assessed value for land designated for other uses is assessed on the basis of 5% of its total capital value.

Capital Value is a snapshot of the market value at one point in time. Capital Values are based on property sales in the area at the time of the revaluation and should closely reflect the market at that time.

Frequently Asked Questions

Unimproved Valuation

Properties with predominantly a rural use

The unimproved Value valuation is supplied by Landgate Valuation Services (Valuer General's Office). It is a valuation assessed as though the property remains in its original, natural state. A UV does not take into account any buildings or other improvements on the land. UVs are used as the basis of rates for properties with rural use.

What do I do if I think the valuation of my property is incorrect or too high?

If a ratepayer believes their property has been incorrectly valued they may lodge an Objection with the Landgate Valuation Services. All enquiries to: vs@landgate.wa.gov.au, **call 08 9273 7373**, or visit Landgate's website at www.landgate.wa.gov.au.

The assessment of rates is based on an equitably assessed value provided by the Valuer-General, Landgate. Under the *Valuation of Land Act 1978* any **person liable to pay any rate assessed in respect of land (for local government rates, the owner)** including the authorized representative of such a person may object to the value used as a base and may serve upon the Valuer-General a written objection to the valuation, within 60 days after the date of the issue of this rate assessment.

If an objection is lodged the account is still required to be paid in full by the due date or by the instalment options.

If the valuation is amended an interim rate notice will be issued showing any adjustments and a refund will be made.

Emergency Services Levy

What is the ESL and how is it calculated?

The Emergency Services Levy is a State Government levy for which Councils, through local government rates, are the collection agents. The ESL is calculated in the same way as rates, using the same valuations upon which rates are based.

All funds from the ESL are forwarded to the Department of Fire & Emergency Services (DFES).

For more information please visit <https://www.dfes.wa.gov.au/emergencyserviceslevy/Pages/default.aspx>

Pensioner and Seniors

I am a pensioner; can I get a concession on my rates account?

Provided pensioners meet the eligibility criteria, they will be entitled to claim a rebate of up to 50% of their current year's rates which is capped to an annual maximum amount by the State Government and ESL. Pensioners may defer payment of those rates and ESL charges.

For an immediate application to register for a concession, eligible ratepayers should contact the Water Corporation on 1300 659 951 or go to www.watercorporation.com.au

Holders of a Commonwealth Seniors health Card and the WA Seniors Card receive the same rebate as pensioners. Seniors who hold only the WA Seniors Card receive a rebate of up to 25% off rates and the ESL, which is capped to an annual maximum amount by the State Government. Seniors cannot defer payment of rates and ESL.

Charge	Senior Annual maximum	Pensioner Annual maximum
Local Government Rates	\$100.00	\$750.00
Sewerage	\$72.69	\$436.15

Change of Address

If you have recently changed your postal or email address, or other contact details, please inform the Shire of Ravensthorpe by completing the Change of Address Online form available on Councils Website.

<http://www.ravensthorpe.wa.gov.au/council/ratepayers-residents/rates.aspx>