

Gross Rental Values & Unimproved Values

Gross Rental Values (GRV) and Unimproved Values (UV) are assessed by the Valuer General and used by the Shire of Wyndham East Kimberley to determine rates which are payable on an annual basis.

The GRV value reflect the gross rental potential of the property and the UV value reflects the unimproved value of the property as at the last General District Revaluation.

If you specifically have any queries or objections regarding the Valuation please go to the Landgate website www.landgate.wa.gov.au or by telephoning (08) 92737373 quoting your VE Number.

The Rating System

Council Rates are used to provide and maintain a variety of facilities and service.

This include parks, roads, waste services, recreational facilities and the administration which monitors and guides the overall development of the Shire.

The annual rate levied on a property is determined by multiplying the property's GRV or UV by the rate in the dollar set by Council each year.

The rate in the dollar is determined by taking the gross expenditure for the year, subtracting revenue other than rates and dividing the result by the total of all valuations of properties within the district.



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**SHIRE OF WYNDHAM
EAST KIMBERLEY
INTERIM RATES
2020/21**

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Dear Ratepayer

The Shire of Wyndham East Kimberley has been required to issue an Interim Rate Notice for your property.

There are many reasons requiring the issue of an Interim Rates Notice the most frequent being:

- A new property
- Property Subdivision
- Amalgamation of Properties
- Improvements to the property
- Additions to improvements on the property
- Demolition of improvements
- Changes to services

Sometimes, the reason is simply that the annual rate notice was issued on incorrect or out of date information.

When the correct information has been received it is necessary to correct the charges for the current year, and in some situations, for previous years also. The purpose of this brochure is to explain the major reasons for the issue of INTERIM RATE NOTICES.

Annual Charges Account

The Shire of Wyndham East Kimberley issues an annual rate notice for each property early in the financial year, based on the information held as at 1 July.

After this, if there is a change which affects the amount payable, the Shire must issue an Interim Rate Notice.

Interim Rate Notice

The interim rate notice may involve an increase or decrease in the amount payable, according to the circumstances.

The account is due and payable within 35 days of issue.

Main Reasons For Interim Rating

The following explains the previously mentioned reasons for issue of Interim Accounts

1. A new property/subdivision/amalgamation

With the exception of rubbish service charges and some exempt properties, all annual charges are based on valuations as supplied by the Valuer General's office.

New valuations are obtained every time a lot is created from a subdivision or amalgamation.

2. Improvements to the property

When vacant land is developed and building or facilities placed upon it, the land is said to have been improved. The improvement generally results in a higher valuation and hence the need to adjust the rates levied.

3. Additions to improvements

Following the improvement on vacant land a property may be further improved by the addition of extensions, other building or facilities. This will often result in a higher valuation and the issue of an interim rate notice. Examples of additions to improvements are:-

- Installation of a swimming pool
- Construction of a garage or carport.

4. Demolition of improvements

Improvements may be removed from a property for various reasons. When this occurs, a reduction in the property valuation often results. This may be a preliminary step in the redevelopment of a site and only the first in a series of interim adjustments which are necessary as the development proceeds.

Examples of demolition of improvements are:-

- Removal of a swimming pool
- Demolition of a house or unit

5. Changes to services

An example of changes to services may be for rubbish bin replacement/repairs or changes to number of waste collections.

When is the change effective from?

When a new or amended valuation is supplied by the Valuer General, a reason for the amendment and the effective date is also provided.

Your Interim Rate Notice shows the reason for a change in valuation and the effective date.

A General District Revaluation for GRV properties is carried out every four years and for UV properties every year, values are effective from the beginning of the financial year.

Please note that ALL valuations are assessed and reviewed on a regular basis.

To calculate your interim rate adjustment

Annual Rates are calculated by multiplying the property's gross rental value by the rate in the dollar*.

e.g. \$7,800 x \$0.10 = \$780 and is applied to a financial year July 1 to June 30.

If the gross rental value increases to \$10,000 on October 1 then the rates for a full year would be

$$\$10,000 \times \$0.10 = \$1,000$$

To calculate the rates payable for the year in which the valuation changes, a proportion of each annual charge is required (ie: pro-rata).

$$\frac{92 \text{ (days)}}{365 \text{ (days)}} \times \$780 = \$196.60$$

$$\frac{273}{274 \text{ (days)}} \times \$1,000 = \$747.95/\$748.63$$

$$\frac{365}{366 \text{ (days)}} \times \$1,000 = \$994.55/\$945.23$$

$$\text{TOTAL } \$944.55/\$945.23$$

For the year in which the valuation changes from \$7,800 to \$10,000 whilst the rate in the dollar* is 10c, total rates payable will be \$944.55 or \$945.23 (dependent if leap year).

*The rate in the dollar is set each year by Council, and can be found on your rates notice.

If you have any queries regarding your rate account, please contact the Shire's Rates Officer.

