

Frequently Asked Questions

How are my rates calculated?

Rates are calculated by multiplying either the Gross Rental Value (GRV), which is used for properties with non-rural use, or the Unimproved Value (UV), which is used for all properties with 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.

What is a GRV?

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.

What is a UV?

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.

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.

Each year Local Governments in WA determine their operating and capital budgets, and the amount of these that can be funded from grants, fees and charges. The balance of funding required is raised by levying rates on all property owners within the shire.

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.

Why are my rates different from my neighbors?

Landgate Valuation Services (Valuer General's Office) determines the GRV or UV of each individual property. In a town site, if your house is of similar size and age as the house next door, then the values should be similar. If your house is a four bedroom with two bathrooms, and the house next door is only a three bedroom with one bathroom, then you would expect the GRV's to be different. Any building improvements to your property will result in an increased valuation (eg: completion of a shed, swimming pool, additions to existing buildings).

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 Broome, the 2015/16 rating year is a general revaluation year. A town site revaluation occurs once every three years, however is subject to change as determined by VG. Valuations for UV properties are supplied annually by the Valuer General's Office through Landgate Valuation Services.

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.

What is the Swimming Pool Inspection Fee?

State Government legislation requires all private swimming pool enclosures to be inspected at least every four years. The Shire's fee for this service is charged per annum for each registered pool enclosure. This annual fee is designed to recover the cost of an inspection within the four year inspection cycle. All pool owners are encouraged to properly maintain their pool enclosures in the interest of safety.

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).

Pensioners, Commonwealth Seniors or 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.

Why don't pensioners get a rebate on the waste & recycling charge?

Funding for rates rebates for pensioner or seniors comes from the State Government, which refuses to extend the pension rebate to rubbish charges. Funding for rebates is only provided for rates and the ESL.

Change of Address

How do I advise my change of address?

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

<http://www.broome.wa.gov.au/About-Council/Rates-Fees-Charges/Change-of-Address>