



Frequently Asked Questions about the process for the valuation of land

What is the difference between UV and GRV?

Unimproved Values (UV): Where the land is predominately used for rural purposes and a livelihood is derived from the land, the land is assessed on value of the site without improvements. UV properties are revalued every year.

Gross Rental Values (GRV): Where the land is used predominately for non-rural purposes, values are determined based on the gross annual rental value of the property. GRV properties are revalued every three years in the metropolitan area and every three to five years in other areas of Western Australia.

Who determines the basis for the rating of a property?

The Minister for Local Government determines whether GRV or UV is appropriate.

Who determines the value of a property?

Valuations are carried out by the Valuer General's Office of Landgate.

How do valuation methods determine rates?

The Valuer General's Office provide us with values for all properties within the Shire, either the GRV or UV depending on predominant land usage. This value is then multiplied by either the GRV or UV rate in the dollar determined by council to calculate rates for each individual property.

If my property changes from UV to GRV will my rates increase?

They could increase or decrease. This will depend on the valuation provided by the Valuer General's Office and the rate in the dollar.

What happens if I do not return this declaration?

If the declaration is not returned it will be assumed that the land is used predominantly for non-rural purposes based on the data already obtained for your property.

When will these changes take place?

1. Officers consider your submission and the evidence, using a range of techniques, from aerial photographs to site visits, to determine if they consider the change to be appropriate.
2. A report is prepared for council who considers all submissions and makes a decision on the proposed changes.
3. Details of the properties are sent to the Minister for approval of the change to land use. The Minister will decide on the effective date.
4. Once finalised all changes will be published in the Government Gazette and the local government is notified by the Minister.
5. The Valuer General will then revalue the property and notify the local government who will apply the new valuation method.

Contact Us

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My services are still the same, so why is the method changing?

Changing the method of valuation from UV to GRV is not related to the services provided. It is solely determined on the use of the land.

Will a change in valuation method affect my current use of the property?

If the method of valuation for your property changes from UV to GRV it does not affect or change the current land uses applicable to your property.

What if I think my property use will change in the future?

If your property use changes in future you can apply to the Shire of Serpentine Jarrahdale to have it reassessed.

Additional information is available from the Shire of Serpentine Jarrahdale's website <http://www.sishire.wa.gov.au/who-we-are/council/council-policies/> Council Policy 3.2.1 – Changing Methods of Valuation of Land