

An Interim Rates Notice is issued to inform ratepayers of a change in the amount of rates payable. This adjustment may reflect an increase or decrease due to changes in your property's circumstances.

Why You May Receive an Interim Notice

Interim notices can be issued for various reasons, including:

- New building
- Additions to improvements
- Demolition of improvement

Your interim notice reflects the current balance payable, including any amounts previously levied during the current financial year. It supersedes all prior notices and includes any outstanding charges from earlier notices.

Payment Details

Payment is due within 35 days from the date of issue. While the City aims to offer instalment options in accordance with the Local Government Act 1995, availability may be limited depending on the timing of the notice within the financial year.

Reasons for Interim Valuation Adjustments

1 New Building

New valuations are issued when a property is created through subdivision, amalgamation, or the establishment of a new strata plan. Once construction is completed on previously vacant land, the property is classified as "improved," which may result in a higher valuation and adjusted rates.

2 Additions to Improvements

Enhancements to existing buildings, such as extensions or new structures, typically lead to an increase in the property's valuation. For example, installing a swimming pool can add recreational appeal, while building a garage or carport provides secure parking and additional storage. Adding extra rooms or constructing a second storey significantly expands the living space and increases market value.

3 Demolition of Improvements

Removing buildings or structures may reduce the Gross Rental Value of your property. This is often part of a broader redevelopment process, and further valuation changes may occur as work progresses. For instance, demolishing a residential or commercial building, removing a swimming pool, or taking down a garage or carport can all impact the valuation.

It's important to note that following demolition, the Office of the Valuer-General reassesses the property using a different valuation method, which may not always result in lower rates.

Are you buying or selling a property?

Before paying an interim notice, please liaise with your settlement agent, as they may have held funds for payment.

How Gross Rental Value (GRV) Is Determined

The GRV is independently assessed by the Office of the Valuer-General at Landgate for all rateable properties in Western Australia. It represents the total annual rent a property could reasonably earn if rented, including associated costs. GRV is influenced by factors such as location, property age and type, and any improvements made.

The City calculates annual rates by applying a rate in the dollar to the GRV:

GRV × Rate in the dollar = Annual Rates

When Does a GRV Change Take Effect?

When a new or amended GRV is issued by the Valuer-General, it includes a stated reason for the change and an effective date, coordinated with the Water Corporation. These details are reflected on your interim rates notice.

Please note that a General Revaluation is conducted every three years, with updated values taking effect from the beginning of the financial year.

GRV for Vacant Land

For vacant land, the GRV is still determined by Landgate. Since rental evidence is not applicable in these cases, a statutory valuation method is used. This involves applying a fixed percentage to the land's value—3% for residential properties and 5% for non-residential properties.

The GRV for vacant land reflects the estimated market value of the land in its current condition, considering factors such as land improvements, zoning, development potential, location, and proximity to roads or scenic views.

Disputing Your GRV

If you believe your GRV is incorrect, you can lodge an enquiry with Landgate within 60 days of receiving your interim rates notice.

Please visit the Landgate website on www.landgate.wa.gov.au or call on (08) 9273 7373.

Important

You must still pay your rates by the due date, even if you are in the process of disputing your GRV. If your objection is successful, Landgate will notify the City of the revised GRV and a new interim rates notice will be issued to adjust any overpayments.

City of Stirling
Rates and Receivables Team

Open your camera app and scan this QR Code
or visit www.stirling.wa.gov.au/rates

