



# Understanding property revaluation and how it impacts your rates...

Every four years, Landgate revalues all properties in Western Australia for rating and taxing purposes under the Valuation Land Act 1978.

This year, the City of Mandurah has received the latest property revaluation information from Landgate for all properties in Mandurah and the new value will apply to how your rates are calculated.

## What is Gross Rental Value (GRV) and how is it calculated?



**Your  
property  
details**

Things like location,  
size, age, construction,  
pool or shed



**Other  
properties in  
the area**

**=**



**Details to  
work out a  
weekly rental  
amount \$**

**X**



**52 weeks  
in a year**

**=**



**Your  
property's  
Gross Rental  
Value (GRV)**

GRV is the amount your property may expect to earn annually if it were rented, regardless of whether it is or not. Details such as location, size, age, construction and additional features, like a pool or shed, are considered.

This may mean that larger, more modern properties in the same location are likely to have a higher GRV than smaller, older properties.

Vacant land GRV is calculated as 3% of the land value for residential and 5% of the land value for Business and Urban Development.

## Why does it occur?

A property's Gross Rental Value (GRV) provides a basis to determine property rates, service charges and levies. In this situation, the GRV directly impacts the money you pay in rates.

The GRV information is provided to your local government, water provider and other rating authorities to calculate your charges.

## How are your rates calculated?

Each property's GRV is multiplied by the Rate in the Dollar. The Rate in the Dollar is set by the City of Mandurah. By using this calculation, it provides a fair and consistent way to calculate the money required by property owners to pay in rates.

In a revaluation year (like this year), the City adjusts its Rate in the Dollar to offset the increase or decrease in the average GRV before applying the rates adopted by Council.


The City adjusts the previous year's Rate in the Dollar by the average GRV change. This ensures that the properties with the average GRV change, receive the average 4.95% rate increase.

Here's a breakdown by Rating Category (which you can find on your rates notice)...

Rate Category	2022/23 Approved Rate in the Dollar	Average % Increase in GRV	Adjustment to 2022/23 Rate in the Dollar based on increase in GRV	2023/24 Approved Rate in the Dollar
<b>Residential Improved</b>	0.10202	24.16%	0.08217	0.08624
<b>Residential Vacant</b>	0.17328	9.97%	0.15755	0.16535
<b>Business Improved</b>	0.09879	10.18%	0.08966	0.09410
<b>Business Vacant</b>	0.17605	2.85%	0.17117	0.17248
<b>Urban Development</b>	0.13883	-5.23%	0.14649	0.15374

	Gross Rental Value	Rate in the Dollar	Your rates payable
<b>2022/23</b>	\$20,000	x \$0.10202	= \$2,040
<b>2023/24</b>	\$24,832	x \$0.08217	= \$2,040 x 4.95% rate increase = \$2,141


Your rates are then calculated as follows:



**Gross Rental Value (GRV)**

Set by Landgate (State Government)


**x**



**Rate in the dollar**

Set by City of Mandurah

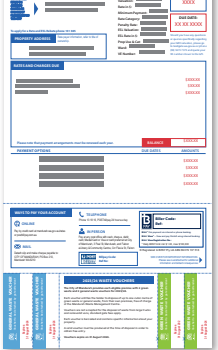
**+**



**Fees and charges**

eg. waste charges, pool inspections fees, concessions, Emergency Service Levy

**=**



**Your rates amount**

If your GRV revaluation is more or less than the average increase in your category's GRV, your rates will be higher or lower than the average 4.95% increase.

**Want to know more?** Landgate have some helpful information and short videos about GRV at [www.landgate.wa.gov.au](http://www.landgate.wa.gov.au).

If you have any questions about the GRV valuation or to lodge a revaluation objection, please contact Landgate via [www.landgate.wa.gov.au](http://www.landgate.wa.gov.au) or 9273 7373.

For all other enquiries, contact the City of Mandurah at [council@mandurah.wa.gov.au](mailto:council@mandurah.wa.gov.au).

