

When is the Change Effective From?

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

The effective date is set out by the Valuer General. Please note that all valuations are reviewed and updated on a regular basis.

A revaluation of properties is conducted annually in the UV (Unimproved Value) area and every three years in the GRV (Gross Rental Valuation) area.


If you have recently purchased the property in question, we suggest you contact the settlement agency that acted on your behalf, as it may have held money in trust for payment of this account.

Gross Rental Values

Gross Rental Values (GRV) are assessed by the Valuer General and used by the City of Rockingham to determine the annual rates of a property. These values reflect the Gross Rental potential of the property as at the last general district revaluation. Any objection to the current valuation must be lodged within 60 days of the date of issue of the current notice to:

Landgate
Property and Valuation Services
PO Box 2222, Midland WA 6936
Ph: (08) 9273 7373



 **City of Rockingham**
PO Box 2142
Rockingham DC WA 6967

 9528 0333

 customer@rockingham.wa.gov.au

 rockingham.wa.gov.au

INTERIM RATES Account EXPLAINED



rockingham.wa.gov.au



Reasons for Receiving this Interim Account

The City of Rockingham issues an Annual Rate Notice for each property in the first quarter of the financial year based on information held as at July 1.

After this, if there is a change which affects the amount payable, the City must issue an Interim Account.

The Interim Account may involve an increase or decrease in the amount payable according to the circumstances.

The following are the four most common reasons why Interim Accounts are sent:

- A new property/subdivision ie. vacant land
- A new house/building completed
- Demolition of a building
- Additions/extensions to a house/building.

The Valuer General has provided the City of Rockingham with a new Gross Rental Value/Unimproved Value (GRV/UV) for your property. The City is required to issue an Interim Rate Notice on the basis of this revaluation.

Sometimes the reason for this is simply that the Annual Rate Notice was issued based on incorrect or out-of-date information.

However, the main reasons for an Interim Account being issued are:

A New Property/Subdivision – Vacant Land

With the exception of rubbish service charges, all annual charges are based on valuations as supplied by Landgate (formerly the Valuer General's Office). New valuations are obtained every time a lot is created from a subdivision or amalgamation.

A New House/Building Built and Completed

When vacant land is developed and buildings or facilities are placed upon it, the land becomes what is termed "improved". This improvement generally results in a higher valuation than on vacant land and therefore the rates need to be adjusted.

Waste/Rubbish Service Charge

A Waste/Rubbish Service Charge is levied in accordance with the *Waste Avoidance and Resource Recovery Act 2007*. This is charged at the date the building is deemed "improved" as determined by Landgate. If you haven't already ordered bins for your property, you can do so by contacting Customer Service on 9528 0333.

Please note: There are no exceptions from this charge.

Demolition of Building/Improvements

A building may be removed from the property for various reasons. When this occurs a reduction in the property valuation often results (although not in all cases). 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 a demolition of improvement are:

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

Additions to Improvements

Following the improvement on vacant land, a property may be further improved by the addition of extensions, other buildings or facilities.

This will often result in a higher valuation and an Interim Account being issued.

Examples of additions to improvements are:

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