

How to calculate your interim rates adjustment

Annual rates are calculated by multiplying the property's Gross Rental Value by the rate in the dollar e.g. \$15,000 x \$0.085534 = \$1,283.01 and is applied to a financial year from the 1 July to 30 June. The rate in the dollar is set annually by the Shire when adopting its Budget.

If the Gross Rental Value increases to \$20,000 on the 1 October of the financial year then the rates for the full year would have been \$20,000 x \$0.085534 = \$1,710.68.

To calculate the rates payable for the year in which the valuation changes, a proportion of each annual charge is required.

For the year in which the valuation changes from \$15,000 to \$20,000 whilst the rate in the dollar is \$0.085534 total rates payable will be \$1,926.19.

For example:

1 July – 1 October

$$92 \div 365 \times \$1,283.01 = \$323.39$$

2 October — 30 June

$$273 \div 365 \times \$1,710.68 = \$1,279.50$$

Total

$$\$323.39 + \$1,279.50 = \$1,926.19$$

If the above total calculation is less than the Shire's minimum rate, the minimum rate applies.

Annie Riordan

Chief Executive Officer

Easy ways to pay your rates

BPay

Your rate notice can be paid via telephone or internet banking from your cheque, savings or credit/debit card account.

BPoint

Your rate notice can be paid via telephone or internet from your credit/debit card account only.

Mail

Shire of Harvey

PO Box 500

Harvey WA 6220

Payment may be made by cheque, money order or credit/debit card.

In person

Personal payments to the Shire can be made at:

Harvey office:

102 Uduc Road, Harvey.

9am to 4pm Monday to Friday.

Australind office:

7 Mulgara Street, Australind.

9am to 4pm – Monday to Friday.

Alternative arrangements

The Shire offers weekly, fortnightly or monthly payment arrangement by way of either a direct debit or credit/debit card deductions. For details and an application form, please contact the Shire's Rates Department.

P: 08 9729 0300

F: 08 9729 2053

102 Uduc Road, Harvey.

PO Box 500, Harvey

Western Australia 6220



Understanding your interim rates



Shire of Harvey - Rates Department

P: (08) 9729 0310

E: rates@harvey.wa.gov.au

Dear Ratepayer,



The Valuer General has provided the Shire of Harvey with a new Gross Rental/Unimproved Value for your property. The Shire is required to issue an Interim Rate Notice on the basis of this revaluation.

The Interim Rate Notice may involve an increase or decrease in the amount payable, according to the circumstances. Please note the Interim Rate Notice shows the current balance on the account including any amounts previously billed.

The purpose of this brochure is to explain the main reasons for the issue of interim accounts, the most frequent being:

A new property

With the exception of rubbish service charges, annual rates are based on valuations assessed by the Valuer General's office. New valuations are obtained every time a lot is created from a subdivision or amalgamation.

Improvements to the property

When vacant land is developed and buildings or facilities placed upon it, the land is said to have been improved. The improvement generally results in a higher valuation and hence the need to adjust the rates levied.

Additions to improvements

Existing buildings on a property may be improved by the completion of additions, extensions or other buildings. This may result in an increased valuation and the issue of an Interim Rate Notice.

Examples of additions to improvements are:

- Installation of a swimming pool;
- Construction of a new garage or carport;
- Construction of additional bedroom/s or other rooms, including a 2nd storey addition.

Demolition of improvements

Improvements may be removed from a property for various reasons. When this occurs, a reduction in the property's valuation often results. 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 demolition of improvements are:

- Demolition of a house or factory;
- Removal of a swimming pool;
- Demolition of a garage/carport or patio.

It should be noted that when a building on a lot is completely demolished the Valuer General assesses the valuation on a different basis, which does not necessarily result in the property's rates being reduced.

Sometimes, the reason is simply that the annual account was issued on out of date information or the annual rates are below the minimum. When new information has been received it is necessary to correct the charges for the current year, and in some situations, for the previous years also.

Unimproved Valuation (UV)

All UV rated properties are revalued annually by the Valuer General. A revaluation of a UV rated property may occur if the property is subdivided or lots are sold/purchased throughout the financial year.

When is the change in rating effective from?

When a new or amended valuation is supplied by the Valuer General, a reason for the amendment and an effective date are also provided. The effective date is set by the Valuer General by information provided by the Shire and the Water Corporation.

Please note the reason for the amendment and the effective date is provided to you, on the Interim Rate Notice sent by the Shire.

Any objection to the current valuation must be made in writing to the:

Valuer General
Landgate
PO Box 2222
Midland WA 6936
Phone: 9273 7373

Rubbish charges

Owners of newly completed properties who order a new rubbish service are charged for this service on a pro rata rate (ie. from the date the service was requested to the end of the current financial year).

Amendments to existing services

Owners who request an amendment to an existing service are charged on a pro rata service rate either by increasing or decreasing the current service.