

## Valuations & Property Analytics – Rating and Taxing

### GENERAL VALUATION SUMMARY FOR SHIRE OF ESPERANCE (GRV) 2019

The following data and advice should be read in conjunction with the statistical summary at the end of the valuation roll.

- Date of Valuation 1<sup>st</sup> August 2018.
- Date of coming into force 1<sup>st</sup> July 2019.
- In respect of Gross Rental Values (GRV's) for the Local Authority of Esperance, the following statistics are provided for your assistance:

	% Inc/Dec	Values	Agg.Values	% of Total
<b>Residential</b>	-0.48%	5199	\$77,678,901	71.59%
<b>Commercial</b>	-1.94%	191	\$12,598,657	11.61%
<b>Industrial</b>	20.32%	285	\$13,250,802	12.21%
<b>Vacant Land</b>	-8.40%	694	\$4,910,473	4.53%
<b>Misc.</b>	-0.42%	22	\$59,190	0.05%
<b>TOTALS</b>	<b>1.08%</b>	<b>6391</b>	<b>\$108,498,023</b>	<b>100.00%</b>

To assist with your rate modelling exercise, I have included the above GRV statistical report extracts for the current and future revals highlighting the value total for each VEN classification.

Please note the actual total for all Local Authority GRV's is **\$110,050,573** as disclosed at the bottom of the valuation roll. The discrepancy between this figure and the total shown above is due to the fact that these statistics ignore properties without a previous GRV. Therefore, the figures above can only be used as an *indicative* guide to the movement in values between General Valuations.

Please note that the % change in some of the valuation classifications can be significant when compared to previous revaluation figures. The use of a 'differential rate' or other mechanisms available within the Local Government Act may be appropriate to smooth out these anomalies and provide a more equitable distribution of the rates burden.

The Valuer-General advises that as part of the rate setting process, he supports Council's release of aggregated valuation data to ratepayers as part of its community engagement and information sharing process prior to the formal adoption of its budget.

Such aggregated data may include but not be limited to:

- Overall and average value percentage increase by suburb.
- Overall and average value percentage increase by property classification.
- Changes in the total number of valuations on the valuation roll released on a per suburb or locality basis.
- Average valuation per property classification per locality.

The provisions of the Valuation of Land Act 1978 still apply with respect to both public inspection of the valuation roll and the right to object against valuations in force.

Should a ratepayer have a valuation query which your staff cannot answer, it would be of assistance to us if your staff could encourage the ratepayer to discuss the matter with us by telephone (08 9273 7373) or e-mail ([vs@landgate.wa.gov.au](mailto:vs@landgate.wa.gov.au)) prior to lodging a formal objection.

Yours sincerely

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**Valuations & Property Analytics**  
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03 May 2019