

Your Rates Calculations Explained

Information about how the figure on your rates notice is calculated.



How are my rates calculated?

Gross Rental Value (GRV)

Each Property is individually assessed by the Valuer Generals Office approximately once every 5 years to determine its Gross Rental Value (GRV). Where a property is vacant, the GRV is calculated as 5% of the market value of the land.

- **Gross Rental Value** = The yearly rent the property would be expected to receive if rented

The Shire of Cranbrook then sets the Rate in the Dollar that it will charge to maintain the Shire's services. Financial modelling is undertaken to establish a fair rate that not only supports the budget process in terms of service provision, but also provides for a balanced budget to be achieved.

- **Rate in the Dollar** = The rates charged per dollar of Gross Rental Value

A combination of the two will result in your rates charges (eg: GRV x Rate in Dollar = Rates Payable)

- The 'Rate in the Dollar' is shown in the description breakdown box on your rates notice.

Unimproved Value (UV)

The valuation is based on the unimproved value of the land, which is provided by the Valuer Generals Office and forwarded to the Council. UV valuations are reviewed annually.

- **Unimproved Value** = The value of the land with no improvements

The Shire of Cranbrook then sets the Rate in the Dollar that it will charge to maintain the Shire's services. . Financial modelling is undertaken to establish a fair rate that not only supports the budget process in terms of service provision, but also provides for a balanced budget to be achieved.

- **Rate in the Dollar** = The rates charged per dollar of Unimproved Value

A combination of the two will result in your rates charges (eg: UV x Rate in Dollar = Rates Payable)

- The 'Rate in the Dollar' is shown in the description breakdown box on your rates notice.

Additional Service Charges

Rubbish & Recycling Charges:

- These are flat rate charges and are not affected by your valuation.