



Licensed Valuers & Property Consultants

9 Hardy Street, South Perth  
Western Australia 6151

T: (08) 9474 2220  
E: [valuations@garmony.com.au](mailto:valuations@garmony.com.au)  
W: [www.garmony.com.au](http://www.garmony.com.au)

Oxford Ridge Pty Ltd  
ABN: 88 537 931 103

## LAND TAX & UNIMPROVED VALUE OBJECTIONS

It is now the time of the year that Department of Finance – Office of State Revenue’s Land Tax notices are being delivered to landowners. Landowners often question the amount of Rates that are required to be paid. In most circumstances, commercial property landowners pass the cost onto the tenants, who then dispute the amount of rates to be paid. Only the Unimproved Value or UV can be objected to. Not the rate in the dollar.

Land Tax is an annual tax based on a rate in the dollar of the **Unimproved Value (UV)** of the land assessed by the Valuer Generals Office at [Landgate](#). Under the Valuation of Land Act 1978, “*Any person liable to pay any rate or tax assessed in respect of land who is dissatisfied with a valuation of such land made under this Act, may serve upon the Valuer-General a **written objection to the valuation.***”

The [Licensed Valuers](#) at Garmony Property Consultants undertake numerous Unimproved Valuations for the objection of the assessed **Unimproved Value**. We can submit the prescribed objection form as your “Agent” and liaise with the Valuer Generals Office throughout the objection process.

The Valuation of Land Act 1978 defines Unimproved Value or UV as;

**unimproved value** means —

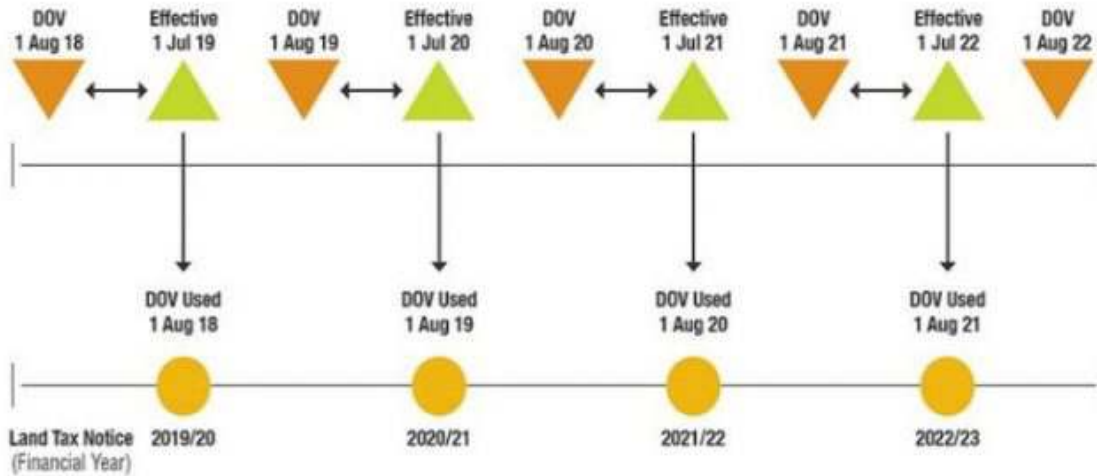
(a) *in relation to any land situate within a townsite, except land referred to in paragraph (b)(ii), the site value;*

**site value** of land means the capital amount that an estate of fee simple in the land might reasonably be expected to realize upon sale assuming that any improvements to the land, other than merged improvements, had not been made and, in the case of land that is reserved for a public purpose, assuming that the land may continue to be used for any purpose for which it is being used or could be used at the date of valuation;

### DATE OF ASSESSMENT

All land in Western Australia is assessed at the same date each year being the **1 August (Assessment Date)** to determine its Unimproved Value (UV). This date is used by valuers to ensure a fair and equitable assessment is completed for all land. The Unimproved Value is then **effective from the 1 July the following year** which is when the Office of State Revenue and some local councils will apply the UV for the purpose of calculating your taxes or rates respectively. So, if you receive your Land Tax Notice for the 12 months commencing 1 July 2019, the Assessment date for the Unimproved Value will be 1 August 2018 as per the Landgate Timeline below;

# Unimproved Value (UV) Timeline\*



This annual Unimproved Value Assessment is different to the Gross Rental Valuation (**GRV**) used for Council Rates and Taxes. The GRV is assessed every 3 years in the Metropolitan Area and every 3-6 years in regional areas. The date of valuation for the GRV assessment was 1 August 2015 and the effective date was 1 July 2017, 1 July 2018 & 1 July 2019. The next Assessment date for the GRV is 1 August 2018 and the effective dates will be 1 July 2020. Our previous [GRV Blog](#) provides further details in this regard. ([Click here](#)).

If you feel the Unimproved Value assessed by the Valuer General is above market levels as at the date of assessment or you are unsure what to do, please [contact](#) the expert Licensed Valuers at Garmony Property Consultants for further information. We can assist you with all your property related inquiries including Unimproved Value objections for your Land Tax assessments. [Click here to contact us.](#) or [www.garmony.com.au](http://www.garmony.com.au)

