



A Co-operative venture of the municipalities of:
Cockburn, East Fremantle, Fremantle, Kwinana, Melville & Rockingham

Thursday, 7 May 2020

Enquiries: Tom Griffiths – (08) 9364 0631

Hon Mark McGowan MLA Premier
5th Floor, Dumas House
2 Havelock Street West Perth WA 6005

Email: wa-government@dpc.wa.gov.au

Dear Premier,

RE: DEFERRAL OF TRIENNIAL REVALUATION OF GROSS RENTAL VALUES

Firstly, the South West Group commends you and your Government on the highly effective measures you have undertaken in support of the Western Australian community during the COVID-19 Pandemic. There is little doubt that these measures have saved the lives of many people within the South-West Metropolitan region.

To support their local communities and the regional economy, the South West Group member councils have initiated a number of support measures – these are summarized in the attached document.

The purpose of this letter is to request the deferral of the revaluation of Gross Rental Value and the Unimproved Value on properties (undertaken by Landgate). South West Group member councils have all committed to freezing or reducing rates for the 2020/21 financial year and your Government has made a clear commitment that Western Australians will not receive cost-of-living increases. Application of the revaluations is certain to break these commitments. Therefore, we respectfully request that you re-consider your position on this matter.

As you may be aware, Local Governments will typically determine the total cost of delivering their range of services and then ‘reverse engineer’ their rate-in-the-dollar to raise the required revenue to deliver those services across the different rates categories. If Gross Rental Values (GRVs) remain the same, this process is straightforward and any minor rate increases are applied uniformly. Local Governments can guarantee that no household receives an increase in rates if they wish.

When the triennial revaluations occur, some property owners receive notable increases or decreases in their total rates notice, based on the extent of change in the revaluation. This occurs even if the Local Government’s rate-in-the-dollar remains unchanged. This can cause confusion among the local community as most property owners are unaware exactly how their rates are calculated.

If your Government deferred application of the revaluations for one-year for the Local Government sector, it could guarantee that no property owner would receive an increase in their rates and therefore their cost of living expenses. This would deliver on commitments from both Local Governments and your State Government.

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If the revaluations were applied, there most certainly will be some members of the community that will receive an increase in their rates and therefore an increase in their cost of living. This is likely to cause unnecessary community anger and stress, and will be a difficult situation to explain logically for a West Australian community already under considerable strain.

Therefore, we respectfully request that you reconsider deferring the application of the revaluations to the Local Government sector rates process for this year.

If you require any further information, please do not hesitate to contact South West Group Director, Tom Griffiths (details above).

Kind regards,



Mayor Logan Howlett
Chair of the South West Group
On behalf of the following member councils

