

Frequently asked questions

Rate notices 2026-27

What is a revaluation year?

Occurring every three years, and conducted by the Valuer-General (an independent state-level statutory authority) a revaluation is a reassessment of property and land values. This process ensures rates are distributed fairly across the market.

During the revaluation process, the Valuer-General determines the Gross Rental Value (GRV) of each property in the state to assess what land is worth, and as such, how rates should be adjusted within the context of the changing real estate market.

This revaluation process sits outside of local government control.

What determines my Gross Rental Value (GRV)?

GRV is an estimate of the annual rental income a property could reasonably earn if leased. It takes into account factors such as location, property size, condition, and features like garages or pools.

GRV is calculated by the Valuer-General. The City of Subiaco does not set, alter or have any influence over how property values are calculated.

How does a revaluation affect my rates?

The dollar amount in your rates notice is calculated by applying the rate set by Council, to the GRV (determined by the Valuer General) for your property, unless your property attracts a minimum rate.

For the 2026-27 rate notice, across the City of Subiaco, residential GRVs have increased on average by 40 per cent, with commercial GRVs increasing on average by 6 per cent.

Due to these valuation changes for your rates and the State Government's Emergency Services Levy, the dollar amount payable by most ratepayers will have increased from last year by more than the 2.9 per cent adopted by Council.

Can I object to my revaluation?

Yes – property owners can [lodge an objection with Landgate](#) if they believe their valuation is incorrect. Objections must be lodged within 60 days from the date your rate notice was issued.

Why are valuations necessary?

Revaluations help ensure rates are distributed fairly across the community, and within the broader real estate market.

If you have any further enquiries, please contact the City of Subiaco's Rates team at 9237 9222.