

METHODS OF VALUATION OF RATEABLE PROPERTIES

DIVISION	BUSINESS UNIT	RESPONSIBILITY AREA
Corporate Services	Administration	Property Administration

OBJECTIVE:

To enable the Council to form an opinion on the predominant use of rateable properties in order to make a recommendation to the Minister for Local Government in relation to the method of valuation of those rateable properties.

POLICY:

1. Section 6.28 of the Local Government Act 1995 provides that in determining the method of valuation of rateable property, the Minister is to have regard to the general principle that the basis for a rate on any land is to be:
 - a) Where the land is used predominantly for rural purposes, the UV of the land; and
 - b) Where the land is used predominantly for non-rural purposes, the GRV of the land.
2. The process for reviewing the method of valuation for any rateable property will be in accordance with guidelines issued by the Department of Local Government, Sport and Cultural Industries. This involves sending a Land Use Declaration Form to each property owner followed by formal consideration by the Council;
3. The following factors will be considered in determining its opinion of the predominant use of land:
 - a) Planning Scheme Zoning;
 - b) Activities conducted on the land;
 - c) Development on the property; and
 - d) Livelihood generated from or on the property.
4. Planning Scheme Zoning will be a major influence in determining the valuation method. Properties zoned Rural will generally be valued using the UV method, regardless of the property size.
5. Split valuations of rateable properties will not generally be pursued.
6. The Council will consider applications from landowners to review previous decisions to adopt or change the method of valuation of property. The process will be in line with Parts 1 to 4 of this policy.

ADOPTED: 10 OCTOBER 2017

LAST REVIEWED: