

VGO CONSULTATION

The West Australian Valuer General's Office (VGO) is the ultimate arbiter in consideration of a ratepayer's request to group rate two or more properties under the Valuation of Land Act (1978). Such legislation and VGO policy on interpreting and applying the legislation may change from time to time and the Shire of Plantagenet may or may not become immediately aware of such changes.

Therefore, whilst every reasonable care has been taken by the Shire of Plantagenet, the following information is issued on the basis that the contents does not substitute or otherwise guarantee accurate coverage of information supplied by the VGO and is believed to be accurate at the date this guide was produced.

Ratepayers should consult with the VGO directly on telephone number (08) 9429 8400 or (08) 9721 0800 for 'South West Shires'. Objections are to be lodged, in writing, and posted to The Valuer General's Office at either 18 Mount Street West Perth, WA, 6005 or PO Box 7201, Cloisters Square, Perth, WA, 6850.

The VGO has advised that lodgement of a Group Rating request constitutes an enquiry and NOT an objection to the valuation.

LODGING A GROUP RATING REQUEST

Ratepayer lodgement of a group rating request must do so, in writing to the VGO, supplying the following information:

1. The full name of the party lodging the request.
2. Your right to lodge such a request, i.e., that you are the sole owner, or an owner of the properties over which you are requesting group rating consideration.
3. A full and accurate description of the properties.
4. An address and, if possible, a contact telephone number.

GROUP RATING ELIGIBILITY

1. All subject properties must be registered in identical ownership.
2. The land use of the properties must be consistent.
3. The properties must be 'contiguous' (adjoining).

RATEPAYER OBLIGATION

1. The granting, by the VGO, of a group rating is by no means guaranteed and, where granted, the process from request lodgement to final adjustment and issue of an amended (interim) rate notice can take up to a number of months. Therefore, a ratepayer, having lodged a group rating request, does not avoid their responsibility to pay rates and charges or incurring Shire of Plantagenet imposed penalty interest or other recovery costs.
2. The Shire of Plantagenet neither offers nor implies a reduction in the 'group rated' valuation, if determined and applied by the VGO and the Shire of Plantagenet is required to apply such valuation.
3. The VGO has advised the Shire of Plantagenet that only a scheduled valuation is supplied, that is, the ratepayer cannot adopt a 'see if the valuation goes down' approach and rescind the original request if the VGO supplied valuation increases.