

METHODS OF VALUATION OF RATEABLE PROPERTIES

Purpose

To enable the Shire of Plantagenet (the Shire) 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.
 - 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 be pursued.
6. The Council will consider applications from landowners to review previous decisions to adopt or change the method of valuation of rateable property. The process will be in line with Parts 1 to 4 of this policy.

Document Control			
Document Responsibilities			
Owner	Chief Executive Officer	Business Unit	Corporate & Community Services
Reviewer	Executive Manager	Approval	Council
Document Compliance			
Legislation	Local Government Act 1995		
Industry	<ul style="list-style-type: none">Department of Local Government, Sport and Cultural Industries GuidelinesLand Use Declaration Form		
Other	Planning Scheme Zoning		
Document Management			
Version #	Effective Date	Sections Modified (if applicable)	
1	10 October 2017	Adopted	
2	17 June 2025	Reviewed	