

RV 1 – Method of Valuation of Rateable Properties

1 Background

Section 6.28(1) & (2) of the *Local Government Act 1995* reads:

- (1) *The Minister (for Local Government) is to —*
 - (a) *determine the method of valuation of land to be used by a local government as the basis for a rate; and*
 - (b) *publish a notice of the determination in the Government Gazette.*
- (2) *In determining the method of valuation of land to be used by a local government 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 unimproved value of the land; and*
 - (b) *where the land is used predominantly for non-rural purposes, the gross rental value of the land.*

In order to comply with Section 6.28 of the Local Government Act, Council has to determine that the rating principles of the Act are correctly applied to rateable land within the district such that rural land is rated on its Unimproved Value (UV) and nonrural land is rated on its Gross Rental Value (GRV). These values are determined by the State Government's Valuer General.

2 Policy

- 1 The process for determining the method of valuation for rateable property will be in accordance with any guidelines or policy issued by the Department of Local Government, Sport and Cultural Industries.
- 2 The following factors will be considered in determining whether a property is "rural" or "non-rural":
 - Land use – activities conducted on the land;
 - Livelihood generated from or on the property;
 - The land's zoning; and
 - The size of the property.
- 3 Split valuations of rateable properties will not generally be pursued.

3 Applicable Legislation and Documents

Act	<i>Local Government Act 1995</i> s.2.7(2)(b) – The council is to determine the local government's policies s.6.26 – Rateable property s.6.28 – Basis of rates
Regulation	N/A
Local Law	N/A
Shire Policies	N/A

Related Documents	N/A
Related Procedure	N/A

4 Administration

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