

RATES – CONTIGUOUS VALUATION POLICY

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1. OBJECTIVE

This policy provides guidance and clarity on the treatment of contiguous valuation of land requests for Unimproved Valuations (UV) and Gross Rental Valuations (GRV) of properties made to the Valuer Generals Office.

2. DEFINITIONS

“Contiguous”

- a) Where survey boundaries abut or adjoin
- b) Where locations or lots are separated by a road, drain or watercourse reserve, they may be deemed contiguous
- c) In exceptional circumstances, some properties may be deemed by the Valuer General to be contiguous, even though their boundaries do not strictly adjoin. In such cases the matter should be referred to the Valuer General or appropriate Chief Valuer, who may be guided by advice provided by the local government.

“Same Ownership”

- a) Same names as per Certificate of Title
- b) Ratepayers name for recording on the Valuation Rolls, advised by the local government authority

3. PRINCIPLES

Group Valuations for Contiguous Unimproved Valuation (UV) Properties

That where a ratepayer applies to have their currently separately valued properties assessed for contiguous valuation, application be made to the Valuer Generals Office on land/location/lots that meet all of the following requirements;

1. That land/location/lots are contiguous (touching)
2. That the land/location/lots are used for one purpose
3. That the land/location/lots are under the same ownership/ management

and must provide the following documentation:

1. A statutory declaration detailing the land is used for one purpose, ownership details, and a statement of who the ratepayer will be in the rate book, and
2. Copies of Certificates of Titles, Lease Documents or a statement from all ‘Title Holders’ confirming that the land is under one management.

Group Valuations for Contiguous Gross Rental Valuation (GRV) Properties

That where a ratepayer applies to have their currently separately valued properties assessed for contiguous valuation, application be made to the Valuer Generals Office on land/location/lots that meet all of the following requirements;

1. That land/location/lots are contiguous (touching)
2. That the land/location/lots are used for one purpose



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3. That the land/location/lots are under the same ownership/ management

And must provide the following documentation:

1. A statutory declaration detailing the land is used for one purpose,
2. Copies of Certificates of Titles,

3. GUIDELINES

To be exercised in accordance with the valuation of Land Act 1978, Sections 4 (1), 18, 23 and that final approval is granted by the CEO.

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Responsible Officer:	Shire President and CEO

[Signature]
Signed

[Print Name]
Shire President

This Policy takes effect from the date of adoption by Council and shall remain valid until it is amended or deleted.