

All enquiries to Rates Department – info@sjshire.gov.au  
Our ref: OC22/20855



XX XXXX 2022

«First\_Owner»  
«Second\_Owner»  
«Postal\_Address\_\_1»  
«Postal\_Address\_\_2»  
«Postal\_Address\_\_3»  
«Postal\_Address\_\_4»

### Review of valuation method used for rating properties within the Shire of Serpentine Jarrahdale

«PROPERTIES» - Lot «LOT\_NO»«Street\_Name» «Street type», «SUBURB»

Dear Sir/Madam

The Shire of Serpentine Jarrahdale (“the Shire”) is committed to keeping rates as low as possible and therefore is now reviewing the method of valuation for select properties which may be a beneficiary of a change in rating methodology applied to properties within the district to make a submission to the Minister of Local Government.

Your property has been identified as a potential beneficiary of a change in rating methodology.

That is to say that if your property were rated on a Gross Rental Valuation Methodology rather than the current Unimproved Valuation Methodology your annual rates would be less as per the estimate provided below.

This is being done to ensure the Shire is levying rates equitably. Please note that rates levied are based on the **actual** use of land, regardless of the zoning or services provided.

Shire officers have reviewed your current method of valuation and recommend changing the method of valuation from unimproved value (“UV”) to gross rental value (“GRV”). The estimated commencement date would be 1 July 2024.

The below is an estimate of the potential impact on your rates if the change of methodology were to be approved. **Please note this is an estimate only.** If the Minister were to accept the request to amend the method of valuation, all affected properties would be subject to a new valuation:

Current Rates (2023-24 Billing Year)	Rating Estimate (Based on Estimated GRV)
«Billing»	«Estimate»



T: 9526 1111 F: 08 9525 5441 E: info@sjshire.wa.gov.au W: sjshire.wa.gov.au  
A: 6 Paterson Street Mundijong Western Australia 6123 ABN: 98 924 720 841

Please complete the attached **Land Use Declaration** form no later than 25 January 2024. This will be used to inform Officer recommendations to Council for their consideration. Council's decision will be submitted to the Minister for their determination.

**Should land use declaration forms not be returned, it shall be assumed there is no objection to changing your current method of valuation from UV to GRV.**

For more information, please visit [www.yoursaysj.sjshire.wa.gov.au/ratingstrategy](http://www.yoursaysj.sjshire.wa.gov.au/ratingstrategy)

Should you wish to provide comment, address your correspondence to 6 Paterson Street, Mundijong WA 6123 or [info@sjshire.wa.gov.au](mailto:info@sjshire.wa.gov.au) or submit via [www.yoursaysj.sjshire.wa.gov.au/ratingstrategy](http://www.yoursaysj.sjshire.wa.gov.au/ratingstrategy) prior to 25th January 2024.

Comments not received by this date shall not be presented to Council at the February 2024 Ordinary Council Meeting.

Should you require further information please do not hesitate to contact the Shire's Rates Department at [info@sjshire.wa.gov.au](mailto:info@sjshire.wa.gov.au)

**Through your help, everyone in the Shire can benefit from a fairer and more equitable approach to rating.**

Yours faithfully

Frazer Sullivan  
Director Corporate Services

Enc



## Section A – Property and Owners Details

Assessment Number: «PROPERTIES»  
 Property Owner (s): «First\_Owner» «Second\_Owner» «Third\_Owner»  
 Property Address: Lot «LOT\_NO» «Street\_Name», «SUBURB»

## Section B – Property and Land Use Details

**Question 1:** Is the property used for 'rural purposes'? (check box) Yes  No

Note: A 'rural purpose' means a purpose pertaining to agriculture and agriculture is defined to mean the use or cultivation of land for any purpose of husbandry or horticulture, including the raising of livestock and the growing of crops.

If you answered **Yes** to this question, please proceed to Question 2.

If you answered **No** to this question, please disregard Questions 2 to 4 and proceed to sign and return this declaration.

**Question 2:** Which of the following land uses best describes the rural base of your property? (check box)

Horticulture <input type="checkbox"/>	Forestry <input type="checkbox"/>	Stabling, agisting, training horses <input type="checkbox"/>
Viticulture <input type="checkbox"/>	Orchards <input type="checkbox"/>	Poultry Production <input type="checkbox"/>
Apiculture <input type="checkbox"/>	Porcine Production <input type="checkbox"/>	

Grazing  Please describe:

Growing  Please describe:

Other  Please describe:

**Question 3:** Do the agricultural activities carried out on the land, represent the predominate use of the land? Yes  No

**Question 4:** Do you earn your livelihood from these activities? Yes  No

Note: It is unlikely that land used as a hobby farm would satisfy the definition as land used predominately for rural purposes.

## Section C – Declaration

I / we declare the above information to be correct to the best of my / our knowledge.

Owner (s) name (s): .....

Owner (s) signature: .....

Date: .....

Please ensure all relevant sections of this form are completed before returning this declaration.



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## Shire of Serpentine Jarrahdale Change of Rating Methodology

**Ref: «PROPERTIES» - Lot «LOT\_NO» «Street\_Name», «SUBURB»**

To: Manager Finance – Shire of Serpentine Jarrahdale

Name:.....

Postal Address: .....

Email Address: .....

Phone Numbers: (Hm): ..... (Wk): ..... (Mob): .....

**Land Use Declaration forms can be emailed to [info@sjshire.wa.gov.au](mailto:info@sjshire.wa.gov.au).**

**Alternatively, they can be posted or delivered in person to:**

Shire of Serpentine Jarrahdale  
6 Paterson Street  
MUNDIJONG WA 6123

**Land Use Declaration Forms must be received by 25 January 2024**



All submissions, including names and addresses, received in respect to the proposal will be made publicly available and will form part of the report if the item is presented to Council for determination.

Names and addresses will be accessible via the internet and may be put on public record.



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