

# **Consolidation of Responses from Landowners**

**Answered "Yes" to the  
property being used for  
predominantly Rural  
Purposes and "Yes" to  
earning a livelihood from the  
property**



T: 9526 1111 F: 08 9525 5441 E: [info@sjshire.wa.gov.au](mailto:info@sjshire.wa.gov.au) W: [sjshire.wa.gov.au](http://sjshire.wa.gov.au)

A: 6 Paterson Street Mundijong Western Australia 6123 ABN: 98 924 720 841

# Valuation of Land:

## Land Use Declaration Form

### Section A – Property and Owners Details

Assessment Number: A398340  
 Property Owner (s): Shahbaz Leroy Tafti  
 Property Address: Lot 81 184 LARSEN ROAD, BYFORD



### 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 checked="" type="checkbox"/>	Poultry Production <input type="checkbox"/>
Apiculture <input type="checkbox"/>	Porcine Production <input type="checkbox"/>	
Grazing <input type="checkbox"/>	Please describe:	
Growing <input type="checkbox"/>	Please describe:	
Other <input type="checkbox"/>	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): Shahbaz Leroy Tafti

Owner (s) signature: [Redacted Signature]

Date: 22 Jan 2024

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



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# Valuation of Land:

## Land Use Declaration Form



Shire of  
Serpentine  
Jarrahdale

### Section A – Property and Owners Details

Assessment Number: A202345  
 Property Owner (s): Peter John Rose Deborah Jayne Rose  
 Property Address: Lot 4 196 ABERNETHY ROAD, BYFORD

### 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 checked="" type="checkbox"/>	Poultry Production <input checked="" type="checkbox"/>
Apiculture <input type="checkbox"/>	Porcine Production <input type="checkbox"/>	
Grazing <input checked="" type="checkbox"/>	Please describe: <i>Sheep</i>	
Growing <input type="checkbox"/>	Please describe:	
Other <input checked="" type="checkbox"/>	Please describe: <i>Workshop</i>	

**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): *Peter John Rose* *Deborah Jayne Rose*

Owner (s) signature: [Redacted Signature]

Date: *15/1/24*

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

ENTERED



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ABN: 98 924 720 841

Content Manager - sshaw - Thursday, 18 January 2024



# Valuation of Land: Land Use Declaration Form



## Shire of Serpentine Jarrahdale Change of Rating Methodology

**Ref: A202345 - Lot 4 196 ABERNETHY ROAD, BYFORD**

To: Manager Finance – Shire of Serpentine Jarrahdale

Name: .....

*Peter Rose*

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

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MUNDIJONG WA 6123

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Content Manager - sshaw - Thursday, 18 January 2024

Ordinary Council Meeting - 19 February 2024



# Valuation of Land:

## Land Use Declaration Form

### Section A – Property and Owners Details

Assessment Number: A129002  
 Property Owner (s): Annalisa Michelle Mitchell  
 Property Address: Lot 16 154 GOSSAGE ROAD, CARDUP



Shire of  
Serpentine  
Jarrahdale



### 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 checked="" 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	<input type="checkbox"/>	Please describe:			
Growing	<input type="checkbox"/>	Please describe:			
Other	<input type="checkbox"/>	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): ... Annalisa Mitchell

Owner (s) signature: ... [Redacted Signature]

Date: ... 23/1/24

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



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A: 6 Paterson Street Mundijong Western Australia 6123 ABN: 98 924 720 841



# Valuation of Land: Land Use Declaration Form



## Shire of Serpentine Jarrahdale Change of Rating Methodology

Ref: A129002 - Lot 16 154 GOSSAGE ROAD, CARDUP

To: Manager Finance – Shire of Serpentine Jarrahdale

Name: ..... Anna Lisa Mitchell .....

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6 Paterson Street  
MUNDIJONG WA 6123

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25 January 2024



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ENTERED

25 JAN 2024

BY: .....



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# Valuation of Land:

## Land Use Declaration Form



### Section A – Property and Owners Details

Assessment Number: A159500  
 Property Owner (s): Lauren Anne Dunsmore Dmietrieff Pty Ltd  
 Property Address: Lot 153 85 LIVESEY STREET, MUNDIJONG

### 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 checked="" 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	<input type="checkbox"/>	Please describe:			
Growing	<input type="checkbox"/>	Please describe:			
Other	<input type="checkbox"/>	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? *Rarely* 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): *Dmietrieff & Lauren Dunsmore*

Owner (s) signature: *[Signature]*

Date: *22/12/23*

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



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 A 6 Paterson Street Mundijong Western Australia 6123 ABN 98 924 720 841



# Valuation of Land: Land Use Declaration Form



## Shire of Serpentine Jarrahdale Change of Rating Methodology

**Ref: A159500 - Lot 153 85 LIVESEY STREET, MUNDIJONG**

**To: Manager Finance – Shire of Serpentine Jarrahdale**

**Name:** MICHAEL DUNSMORE (DIETRIEFF P/L)

**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

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The CEO

Shire of Serpentine Jarrahdale

6 Paterson Street

Mundijong WA 6123

Att Manager Finance

Re Proposal to Review Valuation Method for rating properties

A 159500 85 Livesey Street Mundijong

As previously stated at exactly the same time last year (21/12/2022) and now again this year (22/12/2023) we the owners of 85 Livesey Street Mundijong strongly object to the proposed change in rating methodology.

The property has for 30 years been used for horse agistment and whilst at the moment has no horses it is only to give the ground some relief and it is proposed to use the existing paddocks and stables again in the future.

I do have major concerns that Gross Rental Values as a method of rating can be subject to huge variations. Let's use the current economic situation with housing rental supply as an example. If you introduce this method and the GRV's are established as at, say April 2024 then we are likely to have a substantial increase in our rates and not a cost savings as you have outlined in your letter of 15/12/2023.

In actual fact I think it is a bit misleading to suggest that we are a possible beneficiary of a rate reduction by accepting such a change when in actual fact the opposite is likely to apply.

We all know that rental vacancies are at all-time lows and weekly rents are at all-time highs and still increasing dramatically due to a lack of supply. I am not privy (nor interested) in what you have used as a GRV to establish a rating estimate for us but on experience know it will not be based on current market rents.

It is very clear that our rates would increase substantially using this method.

Further to this is that this method of rating sees the GRV locked in, at all-time highs, until the next valuation by Landgate which could be 3 years. There is invariably no rate relief if the rental rates drop and shire would only then look to increase the rate in the dollar to even out the rates captured each year.

Unimproved values however do not fluctuate as much and in my opinion is a much fairer method of rating for the type of property in question.

I reiterate that we do not wish our current method of rating to change.

Regards

Dmietrieff Pty Ltd & Lauren Anne Dunsmore

# Valuation of Land:

## Land Use Declaration Form



Shire of  
Serpentine  
Jarrahdale

### Section A – Property and Owners Details

Assessment Number: A320800  
Property Owner (s): N-Suong Lam H-Hoa Lam  
Property Address: Lot 2 1298 THOMAS ROAD, OAKFORD

### 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 checked="" 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	<input type="checkbox"/>	Please describe:			
Growing	<input checked="" type="checkbox"/>	Please describe:	We have been growing certified organic produce since 1990 on this land.		
Other	<input type="checkbox"/>	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): N-Suong (Sean) Lam and H-Hoa Lam

Owner (s) signature: [Redacted]

Date: 15/01/2024

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



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Ordinary Council Meeting - 19 February 2024



# Valuation of Land:

## Land Use Declaration Form



### Section A – Property and Owners Details

Assessment Number: A400080  
 Property Owner (s): Francesco Raschella Elizabete Maria Ferreira Lopes Raschella  
 Property Address: Lot 400 726 ROWLEY ROAD, OAKFORD

### 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	<input type="checkbox"/>	Please describe:			
Growing	<input type="checkbox"/>	Please describe:			
Other	<input checked="" type="checkbox"/>	Please describe:	GROW OATEN HAY FOR LIVESTOCK ON OTHER PROPERTIES.		

**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? - I'm CONTRIBUTOR BUT NOT SOLELY 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): ... FRANK RASCHELLA.  
 Owner (s) signature: ... [REDACTED]  
 Date: ... 16 JAN 2024

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



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 A: 6 Paterson Street Mundijong Western Australia 6123 ABN: 98 924 720 841

# Valuation of Land: Land Use Declaration Form



## Shire of Serpentine Jarrahdale Change of Rating Methodology

**Ref: A400080 - Lot 400 726 ROWLEY ROAD, OAKFORD**

**To: Manager Finance – Shire of Serpentine Jarrahdale**

**Name:** FRANK RASCHIELLA



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

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25 January 2024**



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# Valuation of Land:

10.3.24 Attachment 6

## Land Use Declaration Form

### Section A – Property and Owners Details

Assessment Number: A400941  
Property Owner (s): Tony Larry Ierace  
Property Address: Lot 206 37 TUART ROAD, OAKFORD



Shire of  
Serpentine  
Jarrahdale

### 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 checked="" 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	<input type="checkbox"/>	Please describe:			
Growing	<input checked="" type="checkbox"/>	Please describe:	HYDROPONICS TUNNELS		
Other	<input type="checkbox"/>	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): TONY LARRY IERACE

Owner (s) signature: [Redacted Signature]

Date: 19/12/23

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



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A: 6 Paterson Street Mundijong Western Australia 6123 ABN: 98 924 720 841

Ordinary Council Meeting - 19 February 2024

# Valuation of Land: Land Use Declaration Form



## Shire of Serpentine Jarrahdale Change of Rating Methodology

Ref: A400941 - Lot 206 37 TUART ROAD, OAKFORD

To: Manager Finance – Shire of Serpentine Jarrahdale

Name: TONY IERACE

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

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Shire of Serpentine Jarrahdale  
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MUNDIJONG WA 6123

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A: 6 Paterson Street Mundijong Western Australia 6123 ABN: 98 924 720 841



# Valuation of Land:

## Land Use Declaration Form

10.3.0 A294001-ht 6



Shire of  
Serpentine  
Jarrahdale

### Section A – Property and Owners Details

Assessment Number: A294001  
Property Owner (s): Daniel Alexander Zhenzhen Lu  
Property Address: Lot 503 810 NICHOLSON ROAD, OAKFORD

### 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 checked="" type="checkbox"/>	Forestry	<input type="checkbox"/>	Stabling, agisting, training horses	<input type="checkbox"/>
Viticulture	<input type="checkbox"/>	Orchards	<input type="checkbox"/>	Poultry Production	<input checked="" type="checkbox"/>
Apiculture	<input type="checkbox"/>	Porcine Production	<input type="checkbox"/>		
Grazing	<input type="checkbox"/>	Please describe:			
Growing	<input type="checkbox"/>	Please describe:			
Other	<input type="checkbox"/>	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): Daniel Alexander Zhenzhen Lu

Owner (s) signature: [Redacted Signature]

Date: 24/1/2024 24/1/2024

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



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Ordinary Council Meeting - 19 February 2024

# Valuation of Land: Land Use Declaration Form

10.3.6 - Attachment 6



Shire of  
Serpentine  
Jarrahdale

## Shire of Serpentine Jarrahdale Change of Rating Methodology

Ref: A294001 - Lot 503 810 NICHOLSON ROAD, OAKFORD

To: Manager Finance – Shire of Serpentine Jarrahdale

Name: Daniel Alexander

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Shire of Serpentine Jarrahdale  
6 Paterson Street  
MUNDIJONG WA 6123

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