



Department of
Local Government, Sport
and Cultural Industries

Rating Application

Method of Valuation – Land Valuation Application Form



Purpose

This application form is to be used to apply to change the method of valuation of land for purposes other than recent residential subdivisions and mining.

The information you provide will be used by the Department of Local Government Sport and Cultural Industries (DLGSC) for the purpose of assessing the application.

If you require assistance to complete this form, please email legislation@dlgsc.wa.gov.au.

For more information, please visit the [DLGSC website](#).

For a Translating and Interpreting Service (TIS) telephone 13 14 50.

Before submitting this application

Please note:

- If you are submitting a UV and a GRV application, ensure separate application forms are submitted.
- All relevant attachments are included (see step 9). **Applications cannot be processed** until all relevant information is received by DLGSC.
- Local government officers completing applications are given the opportunity to view the [Rating Decisions and the Budget Process webinar](#).
- Adequate consultation has been undertaken.

Application Form

The Shire of **Serpentine - Jarrahdale** applies to the Minister for Local Government to determine under Section 6.28 of the *Local Government Act 1995* the method of valuation of designated land in this district (as detailed below) for the purpose of rating.

This application relates to properties that have been recently subdivided and will be used for residential purposes and will therefore be rated on the basis of:

- **Gross Rental Value (GRV)**
- **Unimproved Value (UV)**

Complete a separate application for each category.

Total number of properties in this application **19**

1. Details of land

Please provide an accurate and clear description of the affected land. This should include (if available), certificate of title details, lot or location numbers and location names and street names, plans.

Certificate of Title	LOT_NO	Plan / Diagram / DP #	ADDRESS
378/191A	18	9524	38 THATCHER ROAD BYFORD WA 6122
609/128A	19	9524	36 THATCHER ROAD BYFORD WA 6122
1340/977	20	9524	34 THATCHER ROAD BYFORD WA 6122
609/127A	35	9524	4 BINSHAW AVENUE BYFORD WA 6122
1755/533	43	15768	110 COMIC COURT CIRCUIT DARLING DOWNS WA 6122
1741/973	50	70765	4 ALICE ROAD CARDUP WA 6122
1373/798	152	152071	67 LIVESEY STREET MUNDIJONG WA 6123
1078/55	157	152071	TONKIN STREET MUNDIJONG 6123
1665/621	70	14489	47 GLOAMING WAY DARLING DOWNS WA 6122
1321/144	15	33083	213 MASTERS ROAD DARLING DOWNS 6122
44/22A	22	33083	224 MASTERS ROAD DARLING DOWNS WA 6122
2721/466	9	59075	124 LAMPITER DRIVE MARDELLA WA 6125
1344/456	4	8204	1274 THOMAS ROAD OAKFORD WA 6121
87/61A	13	8204	105 KING ROAD OAKFORD WA 6121
1655/216	8	65543	114 SCOTT ROAD MUNDIJONG 6123
193/150A	33	8428	916 ROWLEY ROAD OAKFORD 6121
2519/254	200	31972	93 KARGOTICH ROAD OAKFORD 6121
1843/739	137	75574	146 FOXTON DRIVE OAKFORD WA 6121
1340/973	3	9525	185 LARSEN ROAD BYFORD WA 6122

2. What has prompted the need for this application?

- Land Use Declaration Form
- Planning application
- Inspection
- Other
- If Other, please provide further information:

Councils adopted Rating Strategy

Please note: that if the local government is seeking to change the rating method and land owner(s) have completed land use declaration forms, the application is not deemed to be owner initiated.

3. Use of the land

- What is the predominant use of the land?

Residential

- How has this been determined?

Officers made comparisons to other similar properties within the Shire by review of aerial maps. Officers also reviewed land use declaration forms and subdivision plans and discussed with landowners.

Rating Application: Method of Valuation – Land
Valuation Application Form

- Are there current plans for further development of the land?
Yes No
- If yes, what is the timeframe for this change and what steps have been undertaken for this conversion?
[Click here to enter text.]
- Are the systems and procedures for determining the method of valuation clearly documented and available for the public to inspect?
Yes No

4. Similar purpose land

- What proportion of the land is being used for a non-rural use?
ALL
- Are properties zoned, used or held for similar purposes rated the same way?
Yes No
- If no, please explain:
There has not been a consistent application of valuation methodology within the Shire for decades. Council have adopted a rating strategy that will see all properties rated in a consistent manner over the course of the next few years. This submission deals with 19 properties of an approximate 2400 properties that are likely not rated under an appropriate valuation methodology.
- Is the proposed method of rating of this land consistent with the rating of equivalent land in other local government areas?
Yes No
- If no, please explain:
[Click here to enter text.]

5. Impact on ratepayer(s)

- Under the proposed method will the ratepayer(s) pay higher or lower rates?
Using current GRV valuations provided by Landgate the rates are likely to be lower
- Please indicate the approximate impact in dollar terms on the ratepayer(s)
Reduction between - \$97.79 – \$887.67 varying on property
- Has the Valuer-General been contacted to obtain an indication of the effect of the change?
Yes No

6. Phasing

- Has consideration been given to phasing in significant changes?

Yes No

- If no, please explain:

It is expected that all effected ratepayers will experience a rate reduction therefore phasing is not recommended

- Is this the most efficient way to raise the required rates revenue?

Yes No

7. Consultation

Please outline the consultation that the local government has undertaken, including the council's response to any submissions (for example: land use declaration forms, letters).

1. Rural Valuation Review Consultation period commenced on 19 December 2022 and concluded 27 January 2023. Consultation letters containing expected rate reduction and a Land Use Declaration form were sent to all identified landowners.
2. Landowners had the opportunity to return the Land Use Declaration form and make comment through the Your Say SJ page or by writing to the CEO
3. A letter was sent to the office of Hugh Jones MLA on 20 January 2023 to advise of the rating strategy
4. Council reviewed responses at the February OCM on 20 February 2023
5. Further investigation was conducted via telephone with landowners who had identified in the Land Use Declaration forms the properties predominant use was for rural purposes to confirm the predominant use of the land and if they support a proposal to move from UV to GRV.
6. Council reviewed further at the March OCM on 20 March 2023

8. Date the changes are proposed to take effect (cannot be retrospective)

- Ministerial approval
- Gazettal
- 1 July
- Other
- If Other, please specify:

[\[Click here to enter text.\]](#)

9. Checklist of Attachments to support the City/Town/Shire’s application for changing the method of valuation:

Attachment:	Check box if attached:
a) A map clearly showing the affected land, including lot and deposited plan number (deposited plan preferred).	<input checked="" type="checkbox"/>
b) Communication/consultation with land owners including copies of the land use declaration forms (if any).	<input checked="" type="checkbox"/>
c) Copies of any submissions/objections that have been received from ratepayers.	<input checked="" type="checkbox"/>
d) Council’s response to any submissions received.	<input checked="" type="checkbox"/>
e) Officer’s report to council.	<input checked="" type="checkbox"/>
f) Extract of Council minutes relevant to application.	<input checked="" type="checkbox"/>
g) Council resolution in response to submissions/objection.	<input checked="" type="checkbox"/>

10. Contact person’s details

Contact person: Jodie Redmond

Email: rates@sjshire.wa.gov.au

Telephone: 9526 1134

Date completed: 21 March 2023

Submission of application

Executive Director

Sector Regulation and Support

Department of Local Government Sport and Cultural Industries

GPO Box 8349 Perth Business Centre WA 6849

OR

Email: legislation@dlgsc.wa.gov.au