

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.](https://www.dlgsc.wa.gov.au/)

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](https://www.youtube.com/watch?v=PUQ1muzlyFI&feature=youtu.be).
* Adequate consultation has been undertaken.

## Application Form

The City/Town/Shire of [Click here to enter text.] 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 [Click here to enter text.]

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.

[Click here to enter text.]

1. **What has prompted the need for this application?**
* Land Use Declaration Form [ ]
* Planning application [ ]
* Inspection [ ]
* Other [ ]
* If Other, please provide further information:

[Click here to enter text.]

**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.

1. **Use of the land**
* What is the predominant use of the land?

[Click here to enter text.]

* How has this been determined?

[Click here to enter text.]

* 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 [ ]

1. **Similar purpose land**
* What proportion of the land is being used for a non-rural use?

Click here to enter text.

* Are properties zoned, used or held for similar purposes rated the same way?

Yes [ ]  No [ ]

* If no, please explain:

[Click here to enter text.]

* 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.]

1. **Impact on ratepayer(s)**
* Under the proposed method will the ratepayer(s) pay higher or lower rates?

[Click here to enter text.]

* Please indicate the approximate impact in dollar terms on the ratepayer(s)

[Click here to enter text.]

* Has the Valuer-General been contacted to obtain an indication of the effect of the change?

Yes [ ]  No [ ]

1. **Phasing**
* Has consideration been given to phasing in significant changes?

Yes [ ]  No [ ]

* If no, please explain:

[Click here to enter text.]

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

Yes [ ]  No [ ]

1. **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).

[Click here to enter text.]

1. **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.]

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

|  |  |
| --- | --- |
| Attachment: | Check box if attached: |
| 1. A map clearly showing the affected land, including lot and deposited plan number (deposited plan preferred).
 | [ ]  |
| 1. Communication/consultation with land owners including copies of the land use declaration forms (if any).
 | [ ]  |
| 1. Copies of any submissions/objections that have been received from ratepayers.
 | [ ]  |
| 1. Council’s response to any submissions received.
 | [ ]  |
| 1. Officer’s report to council.
 | [ ]  |
| 1. Extract of Council minutes relevant to application.
 | [ ]  |
| 1. Council resolution in response to submissions/objection.
 | [ ]  |

1. **Contact person’s details**

Contact person: [Click here to enter text.]

Email: [Click here to enter text.]

Telephone: [Click here to enter text.]

Date completed: [Click here to enter text.]

## 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