

## Strategic Outcome Supported: 11 – Strong, visionary leadership

### 1. Policy Objective

- 1.1 To provide guidance and clarity on the treatment of group valuation of land requests from landowners for Unimproved Valuations (UV) and Gross Rental Valuations (GRV) properties within the Shire.

### 2. Policy Scope

- 2.1. The purpose of this policy is to allow all landowners within the Shire to submit a request to group value their UV or GRV land holdings that are in the same ownership and used for the same purpose.

### 3. Policy Definitions

#### 3.1. 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. Where a property is actively used as one and would reasonably be expected to sell as one landholding, even though boundaries do not strictly adjoin, the property may be deemed contiguous.

#### 3.2. Same Ownership

- a. Identical names as per Certificate of Title.

### 4. Policy Statements

#### 4.1 Rural and Residential Land

##### Rural Land (UV Properties)

Unimproved Value (UV), applications for group values will be assessed only if they meet all of the following criteria:

- a. the land is contiguous, and
- b. the land is held in the same ownership, and
- c. the land is occupied and used as one holding and for the same purpose.

##### Residential Land (GRV Properties)

Gross Rental Value (GRV), applications for group values will be assessed only if they meet all of the following criteria:

# Group Valuation of Land Policy (Option 1 – Identical Ownership)

Shire of Donnybrook Balingup Council Policy FIN/CP-10



- a. the lots are contiguous; and
- b. the lots are held in the same ownership; and
- c. the lots are used for the same purpose.

Landgate - Valuer General is WA's statutory authority for overseeing the valuation of land across the state in accordance with the Valuation of Land Act 1978. All group valuation requests, that meet the above criteria, will be forwarded to Landgate for final approval and the provision of new valuation details.

## 5. Delegation and Authorisation

- 5.1 The CEO delegates authority to the Director Finance and Corporate to approve group valuation of land requests to be forwarded to Landgate – Valuer General.

## 6. Legislation

- 6.1. *Local Government Act 1995*
- 6.2. *Valuation of land Act 1978*

## 7. Version Control – Governance

<b>Related Policy(s):</b>	Nil.
<b>Related Procedure(s):</b>	Nil.
<b>Responsible Department(s):</b>	Finance and Corporate
<b>Review to be conducted by:</b>	Director Finance and Corporate
<b>Review frequency:</b>	<input type="checkbox"/> Annual (1 year) <input checked="" type="checkbox"/> Biennial (2 years) <input type="checkbox"/> Triennial (3 years)
<b>Version Date:</b>	26/06/2024
<b>Next Due:</b>	06/2026

Policy Version Details:				
Ver. #:	Synopsis:	Ver. Date:	Ref.:	Synergy:
1	Initial adoption of Policy	26/06/2024	99/24	NPP13006