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PURPOSE

The purpose of this policy is to provide a rating framework that observes the principles of objectivity, fairness and equity, consistency and transparency, and is administratively efficient within the confines of statutory requirements, regulations and guidelines.

SCOPE

Definition - Land

That Council, for the purpose of rating land within its district, defines the meaning of rural to be;

Land utilised for commercial farming (agricultural) activities.

And non-rural to be;

Land not utilised for commercial farming (agricultural) activities.

Definition - Rating Principles

General Rating

That Council treat the rating of all rateable land for rating purposes by reference to:

- * Land used predominantly for rural purposes to be rated on the basis of an unimproved valuation as supplied by the Valuer Generals Office.
- * Land used predominantly for non-rural purposes to be rated on the basis of a gross rental valuation as supplied by the Valuer Generals Office.

Differential Rating

That Council supports the use of differential rating as a tool in which to realise equitable rating to the extent possible, and applied to rateable land on the basis of;

Unimproved Valuations (UV)

- * The predominant purpose for which the land is held or used as determined by Council.

Gross Rental Valuations (GRV)

- * The purpose for which the land is zoned under a town planning scheme in force under the Town Planning and Development Act 1928;

- * Whether or not the land is vacant land.

General Rating Terms

That the following rating terms be used when reporting to Council, regarding the need to change a property/s current manner of assessment.

- * Urbanisation

Used in respect to land on the border or fringe of Council's current gross rental valuation prescribed area and zoned accordingly. Properties within this category are to be rated in accordance to the lands GRV and appropriate differential rating groups.

- * Spot Rating

Used in respect to land outside of Council's gross rental prescribed area, not on the border or fringe of said area, where the land is used as a whole, for non-rural purposes. Properties within this category are to be rated in accordance to the lands GRV and appropriate differential rating groups.

- * Split Rating*

Used in respect to land outside of Council's gross rental prescribed area, that demonstrates both rural and non-rural uses. Properties within this category are to be rated in accordance to the lands GRV in respect to the non-rural use and the lands UV in respect to the rural use and appropriate differential rating groups.

1. Reason

To address Council's responsibility in providing good governance in the area of rateable land within its district that will embrace objectivity, consistency, with fairness and equity, in a transparent and appropriate manner.

Examples

Urbanisation

A rural rated property re-zoned on the border of the Shire's gross rental prescribed valuation area and subdivided into urban sized properties, i.e. newly created residential estates.

Spot rating

A rural rated property surrounded by properties used for rural purposes but used for non-rural purposes, i.e. used exclusively for holiday accommodation etc.

Split rating*

A rural rated property with both rural and non-rural uses, i.e. vineyard and winery.

The following table provides an indicative sample of current uses used in identifying the suitable rating of land outside of the Shire's gross rental valuation prescribed area in accordance with identified rating principles.

USE/ZONE	VALUE TYPE	COMMENTS
Animal Establishments	GRV	Spot Rating.
Caravan Park	GRV	Spot Rating.
Cellar Door Sales	UV/GRV GRV	Split Rating* - Land used for the purpose of growing vines for the production of wine off site and then sold on site. Spot Rating - Where no rural activity is undertaken from the land.
Chalets	GRV	Spot or Split Rating*.
Golf Course	GRV	Spot Rating.
Guest House	GRV	Spot or Split Rating*.
Restaurant	GRV	Spot Rating.
Saw Mill	GRV	Spot Rating.
Rural Residential	GRV UV UV/GRV	Spot Rating - Land currently zoned Rural Residential, is presumed prima facie to be used for non-rural purposes as the underlying characteristics of the land is for residential purposes. Land known to be used for rural purposes Split Rating* - Land known to be used for rural and non-rural purposes.
Wineries	UV/GRV GRV	Split Rating* - Land used for the growing of vines and the manufacture and production of wine and or sold from the land and may or may not include additional commercial activities of a non-rural nature. Spot Rating - Land used for the manufacture and production of wine from vines grown from off site.

As the above table shows a broad approach, it is acknowledged; in determining the appropriate rating method to be used, the whole of the land is to be taken in to account

- * Given the potential for split rated properties to be overrated (in effect paying two distinct rate amounts on the one assessment), that consideration is given to those properties where the change in assessment increases the overall amount payable by 50% or more than the original assessment, then the overall payment be reduced by way of deducting the UV rates from the GRV rates.

POLICY CONTENT

A review is to be conducted annually to ensure compliance with this policy consisting of the following;

- * The identification of property/s requiring a change in the manner of assessment, by way of, rezoning, permit to use, subdivision (endorsed deposited plan) etc.
- * All ratepayers affected by way of a change in assessment, to be advised in writing of the change, the rationale behind such change, and the opportunity to comment in writing in relation to the change in assessment. Written comments to be received within 21 days from the date of notification.
- * A report provided to Council identifying the property/s recommended for a change in the manner of assessment, together with the ratepayer's written comments if any. The report will seek Councils endorsement to request the Minister for Local Government to approve the change in the manner of assessment.
- * Following Councils endorsement, a submission is to be made as soon as practicable, to the Minister of Local Government. The submission to include all relevant material to supports Councils request.
- * A letter sent to all ratepayers whose property/s are affect by a change in assessment, advising of the Minister's decision, the effective date of the change and an indication of the effects of such a change.

History

Council Resolution	Date	Information
C1109/279	14 September, 2011	Reviewed by Council. No changes
C0611/350	8 November, 2006	Date of implementation. Replacing former Rural Rating Policy and Framework (policy 224). Version 1