



Policy Title	Rateable Valuation Aggregation (Strata Schemes) Policy
Related Documentation	Nil
Relevant Legislation	<i>Local Government Act 1993</i> <i>Valuation of Land Act 1916</i> <i>Strata Schemes (Freehold Development) Act 1973</i>
Responsible Officer	Executive Manager Corporate Services and Governance

Policy details may change prior to review date due to legislative changes, therefore this document is uncontrolled when printed.

Objectives

To aggregate valuations on certain parcels for the purposes of rating in order to apply minimum rates fairly and prevent hardship to a rateable person on up to three related assessments.

Policy Statement

That Council aggregate the valuation used in strata schemes for rating purposes on the following basis;

- One car parking lot and one utility/storage lot be aggregated with the occupiable business or residential lot in the strata scheme
- The aggregation to apply from 30 June subsequent to a written application being received
- The aggregation to cease on 30 June subsequent to change in ownership or transfer of unit entitlement
- Aggregation be permitted only where the rateable parcel of land is owned solely by the applicant.

Scope

This policy is intended to apply to all ratepayers within the Local Government Area. Its effect is anticipated to have a direct impact on no more than 150 persons or entities at any given time.

Definitions

- Aggregate To add the predetermined unit entitlement allocated on a strata plan resulting in a new entitlement for rating purposes
- Unit entitlement A number representative to the value of an individual lot in the strata scheme

DATA AND DOCUMENT CONTROL		
Division: City Governance Section: Financial Services DocSet: 2172195	Adopted Date: 12/02/2008 Revised Date: 23/04/2021 Minute Number: 052 Review Date: 30/06/2024	Page: 1 of 2

Legislative Context

The following sections are included and influence this policy.

- *Local Government Act 1993* - Section 531B and Section 548A
- *Valuation of Land Act 1916* - Section 7B and Section 14A
- *Strata Schemes (Freehold Development) Act 1973* - Section 90 and Section 93.

Principles

The Executive Manager Corporate Services and Governance will be responsible for administering the principles of this policy by ensuring that appropriate steps are taken to maintain a level of confidentiality with data supplied for the purposes of applying aggregation fairly and equitably.

Responsibility

The Executive Manager Corporate Services and Governance may delegate responsibility to the Senior Revenue Accountant to ensure proper procedural documentation is maintained at a level satisfactory to Council, relevant legislation and Financial Audit.

Effectiveness of this Policy

Key performance indicators:

- Apply maintenance changes to rateable assessments in a timely manner
- Ensure effective communication is maintained with affected ratepayers
- Monitor applications degree of compliance with this policy.

END OF POLICY STATEMENT