



Unimproved Values – Urban Valuation Policy 4.105

Interim Valuations: Effective Date of Amendment

Background

In formulating this policy the following issues have been considered when determining the degree to which values may retrospectively come into force.

The primary source of information regarding changes to land is through advice from those concerned with the regulation and approval of land development - authorities such as Local Government, Department for Planning and Infrastructure and the Western Australian Land Information Authority (Landgate). It is the responsibility of the valuation and rating authorities to ensure that any amendments to values arising from development approvals are dealt with in a timely manner. This policy holds that an owner or ratepayer should not be caused any undue hardship or disadvantage when, through no fault of their own, an otherwise necessary amendment to value is overlooked.

Legislative Authority

Section 23(5) of the *Valuation of Land Act 1978* provides that a valuation made under that section shall come into force as from such day, whether before or after the day on which the valuation is made, as the Valuer General shall determine.

Policy

A valuation will not be retrospectively amended to any significant degree when that action has been caused by an oversight of the approving, valuing or rating authority.

Valuations should not be amended such that a rating authority's rate base for previous financial years is unreasonably and retrospectively amended. Section 34A of the *Valuation of Land Act* states "Any amendment of a valuation consequent upon the allowance, wholly or in part, of an objection to or an appeal against a valuation shall not apply for the purpose of any rating or taxing year before the year in respect of which the objection was served."

It is the policy of this Office that an Interim Value should not give greater benefit than a valid objection.

Date of Value Coming into Force

1. It has been determined that the date shall be the first day of the month following:
 - (a) In the case of the subdivision or amalgamation of land, the date of final approval of the subdivision or amalgamation by the Western Australian Planning Commission.



- (b) For land created as a survey strata plan under the Strata Titles Act 1985, the date of approval of the survey strata plan by the Western Australian Planning Commission.
 - (c) When a plan of subdivision or amalgamation having the final approval of the Western Australian Planning Commission lapses due to the time limiting provisions of the Planning and Development Act 2005 the land shall be valued without regard to that plan of subdivision from the date the subdivision is no longer of effect.
 - (d) When land becomes rateable (or taxable) or non-rateable (or non-taxable), the date determined as such by the rating authority.
2. Significant increases due to corrections or reviews of existing values, shall apply from the first day of the month following notice of the error. Reductions in values for reasons of co-ordination should be backdated to 1 July (midnight 30 June) of the current rating year.
 3. Only under exceptional circumstances and with the approval of the Valuer General will reduction of values be backdated prior to 1 July (midnight 30 June) of the current year.

While the forgoing is a statement of the general policy, nothing in the above prevents the Valuer General from determining an alternative date that an interim valuation made under Section 23 of the Valuation of Land Act shall come into force.

Date Policy Came into Force

25 February 2003

Date of Most Recent Review

31 January 2006

Authorising Officer

G Fenner, Valuer General