

Responsible Department:	Corporate Services
Responsible Business Unit:	Deputy Chief Executive Officer
Date of Adoption:	18 March 2026
Council Resolution:	210326

1. OBJECTIVE

The objective of this Policy is to provide guidelines for the process to be followed where there is a change in the predominant use of rural land or a change in use resulting from the subdivision of rural land.

2. SCOPE

This policy applies to rural land within the Shire of Chittering where there is a change in the predominant land use, or where subdivision results in a change in valuation methodology.

This policy governs the assessment process, referral to the Minister for Local Government, and implementation of valuation changes from Unimproved Value (UV) to Gross Rental Value (GRV), including notification to affected landowners.

3. DEFINITIONS

Gross Rental Value (GRV) means the gross annual rental value of land as determined by the Valuer General under the *Valuation of Land Act 1978* for rating purposes.

Rural land means land rated on the basis of Unimproved Value (UV) and zoned or used for rural purposes.

Subdivision means the division of land into two or more lots approved by the Western Australian Planning Commission (WAPC).

Unimproved Value (UV) means the capital value of land excluding the value of improvements, as determined by the Valuer General under the *Valuation of Land Act 1978*.

4. POLICY STATEMENT

Where there is anecdotal evidence that there has been a change in the predominant use of land, the Shire shall observe the following:

1. The Shire shall ensure that any rural (UV) property is assessed to determine whether the use of the property is 'predominantly rural'
2. Subject to (1) above, the Shire is to utilise the spot valuation methods where there is a number of individual lots within a valuation area that are used for purposes that are not consistent with the predominant use of land within that valuation area.

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3. Properties that are considered to be predominantly used for non-rural purposes be referred to the Minister for Local Government with sufficient information to allow a determination to be made on the method of valuation to be applied.
4. Where rural land is subdivided into small lifestyle lots, the Shire is to apply to the Minister for Local Government immediately upon receipt of the WAPC approved subdivision plan for the affected land, for a change in valuation methodology from UV to GRV.
5. Subject to Ministerial approval in (3) and (4) above, the Shire is to apply the GRV methodology to rural land used predominantly for non-rural purposes.
6. Each affected landowner shall be advised of their appeal rights.

5. ROLES AND RESPONSIBILITIES

Council is responsible for determining the method of valuation to be applied within its district in accordance with the *Local Government Act 1995*, subject to Ministerial approval where required.

The Chief Executive Officer is responsible for ensuring the implementation of this Policy, including making application to the Minister for Local Government for changes in valuation methodology where appropriate.

The Deputy Chief Executive Officer is responsible for overseeing the assessment of land use changes, coordinating referrals to the Minister, and ensuring affected landowners are notified of decisions and appeal rights.

The Rates Officer is responsible for administering valuation changes once approved, updating rating records, and maintaining accurate documentation in accordance with legislative and record keeping requirements.

6. COMPLIANCE

Legislation	<i>Local Government Act 1995</i> <i>Valuation of Land Act 1978</i> <i>Local Government (Financial Management) Regulations 1996</i> <i>Planning and Development Act 2005</i> <i>Transfer of Land Act 1893</i> <i>State Records Act 2000</i>
Industry	Department of Local Government, Industry Regulation and Safety – Rating Guidance Landgate Valuation Policies and Guidelines
Organisational Documents	Policy 2.2 – Rating Long Term Financial Plan Annual Budget Delegations Register Policy 1.5 – Record Keeping
Strategic Alignment	Communities Connected

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7. ADMINISTRATION

Review Cycle	Every 3 years	Next Review Due	November 2028
Policy Owner	Deputy Chief Executive Officer		
Version	Decision Ref	Date	Change
1.0	071113	20/11/2013	Initial adoption
2.0	170623	21/06/2023	Amendment
3.0	210326	18/03/2026	Amendment