



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

<b>Division:</b> City Governance <b>Section:</b> Financial Services <b>Record No:</b> CDO-24/533	<b>Adopted Date:</b> 12/02/2008 <b>Revised Date:</b> 13/08/2024 <b>Minute Number:</b> 271 <b>Review Date:</b> 30/09/2028	<b>Page:</b> 1 of 2
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**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**