

Claire Thompson

From: Jason Young
Sent: Friday, 5 June 2015 2:02 PM
To: David
Subject: OCR15633662 - A2986 Method of Valuation

AttachingParameters: OCR15633662 OCR15633662.msg C:\Users\RATES~1.DEN\AppData\Local\Temp\ITVOL\OCR15633662.msg \\SYNERGY\live\records\dummyspath\2015\06

SSDeleteAfterSubmit: False
SynergySoft: OCR15633662

Thanks David,

I have pulled the files in relation to the original subdivision and the property file for Assessment A2986, and the neighbouring property of Boat Harbour Chalets, to start the process of investigating a proposed change of method of valuation for Lot 1 on Diagram 93045 (known as 101 Boat Harbour Road, Parryville).

Further information will be provided to you to formally notify you of the likely impact of this change.

Regards,

Jason Young

CertIVAcc

Finance Officer Rates, Rating Services



ABN: 24 355 062 623

Office: 953 South Coast Highway

Phone: 08 9848 0300

Web: www.denmark.wa.gov.au

Post: PO Box 183, Denmark WA 6333 **Email:** rates@denmark.wa.gov.au

Hours: 9.00am to 4.00pm, Monday→Friday (excluding Public Holidays)

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From: David [mailto:██]
Sent: Friday, 05 June 2015 13:51
To: Jason Young
Subject: file A2986

Att Jason Young

The property at lot 1 boat harbour rd Parryville 6333 has been used only as a rural property for the last 12 years I have owned it for. The farms is being used to grow marron for overseas export and consists of 10+ dams , one 9x10 shed and sits on 107 acres of mainly overgrowth. We are being taxed as a primary producer and as such I am requesting that the rating system for valuation of the property is incorrect and ask for it to be changed.

Thanks

David Scofield
████████████████████



Shire of Denmark

953 South Coast Highway (PO Box 183), Denmark WA 6333

Ph. (08) 9848 0300 Fax: (08) 9848 1985

Email: enquiries@denmark.wa.gov.au

Website: www.denmark.wa.gov.au.

Proposed Change of Method of Valuation Land Information and Use Survey

(this document conforms to the requirements of the Department of Local Government and Communities' "Application Form – Rating Policy: Valuation of Land", which is available on the internet from <http://dlg.wa.gov.au/Content/LG/RatingPolicies/Default.aspx>)

Instructions to the owner:

- Only **one** owner is required to sign the declaration at the end of this document
- Please read the full document **before** completing; if you have any questions, then please contact Rating Services, Shire of Denmark, on rates@denmark.wa.gov.au, or 08 9848 0300
- Please complete **all** blank lines; if there is insufficient space, then please use the two extra pages at the rear of this document; otherwise you may use a separate sheet of paper
- Where any pre-filled information is incorrect, please draw a line through the incorrect information, then write your corrections either next to the incorrect information or on the two extra pages at the rear of this document (or on a separate sheet of paper)
- You are required to **return this document by Friday 19 June 2015**, to the attention of Rating Services

1. Description of the subject land

- a. Certificate of Title
 - i. Volume 2212
 - ii. Folio 790
- b. Land Description
 - i. Lot 1 on Diagram 93045
- c. Primary Address
 - i. 101 Boat Harbour Road, Parryville WA 6333
- d. Size
 - i. 43.0022ha
- e. Zoning
 - i. Rural
- f. Shire of Denmark Assessment Number
 - i. A2986
- g. Owner or Occupier of the subject land
 - i. David Michael Scofield
- h. Nature of ownership or occupation
 - i. Freehold

2. What has prompted the need for a change in method of valuation, and was this owner-initiated?

- a. The following process, or processes, prompted the need for a change in method of valuation:
 - i. **Land Information and Use Survey:** Yes
 - ii. **Other:** Yes
- b. The owner of the subject land requested a review of the method of valuation, on 5 June 2015.

3. What is the predominant use of the subject land, and how has this use been determined, and are there clearly documented systems and procedures available for the public to inspect?

- a. On 5 June 2015, the owner of the subject land stated that the subject land is used solely for growing marron for overseas export.
- b. The approximate percentage of the subject land that is not cleared, and contains native bushland (eg. native forest, native heath, native grassland, native wetland), is 90%, based on a desktop assessment of a 2010 aerial of the property (38.5ha measured as not cleared)
- c. On 5 June 2015, the owner of the subject land stated that the subject land *“has been used only as a rural property for the last 12 years”* for the growing of marron. Therefore, in accordance with Council Policy P030101 , which defines the term *“rural use”*, a rural use actually occurs during 100% of the year on the subject land
- d. Approximately, 0% is used for a non-rural use, in accordance with Council Policy P030101, which defines the term *“non-rural use”*.
 - i. This percentage of non-rural use has been determined by the owner of the subject land stating (on 5 June 2015) that the subject land is used to *“grow marron for overseas export and consists of 10+ dams, one 9x10 shed and sits on 107 acres of mainly overgrowth”*, and no residence existing on the subject land.
- e. The predominant use of the subject land is farming, and has been determined by the above information relating to the growth of marron for overseas export.
- f. Are there any current plans for more of the subject land to be used for a non-rural use?
 - i. No
- g. The following documents are available for the public to inspect:
 - i. Council Policy P030101 *“Council Rating Equity Policies”* is available on the internet at <http://www.denmark.wa.gov.au/governance-documents-and-forms>
 - ii. *“Objection, Appeal or Review Rights Explained (of Local Government decisions)”* is available on the internet at <http://www.denmark.wa.gov.au/governance-documents-and-forms>
 - iii. The question *‘Why is my rural zoned property valued as GRV, and not as UV?’* is available on the internet in the *“Frequently Asked Questions about Rates”* at <http://www.denmark.wa.gov.au/finance-and-administration-documents-and-forms>
 - iv. The basis of rating is discussed in *“Statement of Objects & Reasons 2014/2015 for Rate Notice”*, which is available on the internet at <http://www.denmark.wa.gov.au/finance-and-administration-documents-and-forms>
 - v. Department of Local Government and Communities’ *“Rating Policy: Valuation of Land (s.6.28): February 2015”* is on display in the main foyer of the Shire of Denmark Administration Centre, and is available on the internet at <http://dlg.wa.gov.au/Content/LG/RatingPolicies/Default.aspx>
 - vi. Landgate’s *“Rating and Taxing Brochure”* is available on the internet at <http://www0.landgate.wa.gov.au/for-individuals/land-values>

4. Are similar properties to the subject land rated in the same manner?

a. The following statistics show that the majority of properties over 20 hectares in the Shire of Denmark are on an unimproved method of valuation, as at 8 June 2015:

- | | |
|--|-----|
| i. # of Rateable Properties >20ha | 575 |
| ii. # of Rateable Properties >20ha on UV | 563 |
| iii. % of Rateable Properties >20ha on UV | 98% |
| <ul style="list-style-type: none"> • <i>2% are considered not to be containing a predominantly rural use</i> | |
| iv. # of Rural-zoned Rateable Properties >20ha | 561 |
| v. # of Rural-zoned Rateable Properties >20ha on UV | 552 |
| vi. % of Rural-zoned Rateable Properties >20ha on UV | 98% |
| <ul style="list-style-type: none"> • <i>18% are considered not to be containing a predominantly rural use</i> | |

b. Is the proposed method of rating of the subject land consistent with the rating of equivalent land use in the local government districts of Albany and Manjimup?

i. **City of Albany**, as at 15 June 2015 (ICR15636352)

- | | |
|--|-------|
| 1. # of Rateable Properties >20ha | 1,232 |
| 2. # of Rateable Properties >20ha on UV | 1,162 |
| 3. % of Rateable Properties >20ha on UV | 94% |
| <ul style="list-style-type: none"> • <i>Similar to the Shire of Denmark</i> | |
| 4. # of Rural-zoned Rateable Properties >20ha | 1,121 |
| 5. # of Rural-zoned Rateable Properties >20ha on UV | 1,119 |
| 6. % of Rural-zoned Rateable Properties >20ha on UV | 99.8% |
| <ul style="list-style-type: none"> • <i>Similar to the Shire of Denmark</i> | |

ii. **Shire of Manjimup**, as at 8 June 2015 (ICR15633682)

- | | |
|---|-------|
| 1. # of Rateable Properties >20ha | 1,177 |
| 2. # of Rateable Properties >20ha on UV | 1,140 |
| 3. % of Rateable Properties >20ha on UV | 97% |
| <ul style="list-style-type: none"> • <i>Similar to the Shire of Denmark. The Shire of Manjimup does not presume non-viability of any particular sized area for a rural use. The Shire of Manjimup identifies land parcels for consideration by the physical location and predominant use only.</i> | |
| 4. # of Farming-zoned Rateable Properties >20ha | 1,139 |
| 5. # of Farming -zoned Rateable Properties >20ha on UV | 1,136 |
| 6. % of Farming-zoned Rateable Properties >20ha on UV | 99.7% |
| <ul style="list-style-type: none"> • <i>Similar to the Shire of Denmark. Near to 100% of farming zoned properties are on an unimproved method of valuation in the Shire of Manjimup, as all are presumed to be used for a rural purpose</i> | |

5. What is the likely impact on the rate assessment of the subject land?

a. Landgate's ValSys Online, as accessed on 10 November 2015, provides a comment that the current GRV of the subject land is based solely on 5% of the site value (shed plus land), being a UV of \$330,000. Based on this value, the following comparison table relates, which shows an estimated decrease of **(\$107.23)**, based on the estimated rate charge in 2015/2016:

Financial Year		Valuation \$	Valuation Method	Zoning	Land Use	Rate in the \$ (in cents)	Minimum Payment \$	Calculated Rate Charge \$	Actual Rate Charge \$
2015/2016	Actual	16,500	GRV	Rural	Improved	9.8219	975	1,620.61	1,620.61
2015/2016	Estimated	330,000	UV	Rural	Rural	0.4586	1,162	1,513.38	1,513.38

6. Has consideration been given to phasing in the impact on the rate assessment, and is this the most efficient method to use to raise any required rating charges from the subject land?

- a. Phasing in is not being considered, as the estimated impact is considered to be in favour of the owner
- b. This is the most efficient way to raise any required rating charges from the subject land. Differential rating on a basis of a UV method of valuation is administratively efficient, as the Shire of Denmark does not survey for split valuations and simply bases its UV rating system on the number of non-predominant non-rural additional uses on the land, as defined in Council Policy P030101.

7. What consultation has occurred between the Shire of Denmark and the owner/occupier of the subject land?

- a. The owner of the subject land instigated this process by calling the Shire of Denmark, on 5 June 2015, requesting a review of the method of valuation
- b. The owner of the subject land formally requested the review in an email on 5 June 2015
- c. On 5 June 2015, the Shire of Denmark emailed to the owner of the subject land, stating that the review of the method of valuation had commenced
- d. The Shire of Denmark shall send a letter to the owner of the subject land after a date is set for Council to consider this matter further

8. What is the proposed effective date of the change of method of valuation?

- a. The proposed effective date is 1 July 2015, being the first day of the financial year following commencement of the review of the predominant use of the subject land
- b. If the Minister for Local Government does not agree with the afore-mentioned effective date, then the effective date will be as determined by the Minister for Local Government

9. Is there any reason why the owner believes that the subject land should not be rated on the basis of a UV method of valuation?

- a. No, as the owner of the subject land instigated this process

10. Declaration by the Owner

The information provided in this document (Questions 3 and 9, Extra Pages 1 and 2, amendments, and any separate sheets of paper) is true, and I am aware that I may be required to complete a Statutory Declaration if the Shire of Denmark doubts the accuracy of any of the aforesaid information.

Declaration not required – Owner initiated this process through other correspondence

A survey was not provided to the owner at the time of compilation, between 8 and 15 June 2015

Further comments have been provided in this document, as at 10 November 2015

(Full Name)

(Signed)

(Date)

Thank you for your timely completion of this document. Please return it to rates@denmark.wa.gov.au or via post to **Shire of Denmark, Att: Rating Services, Reply Paid 183, Denmark WA 6333**



Crown Land

Crown Land

Boat Harbour Road reserve

Subject Land: A2986

Boat Harbour Chalets, Camping and Caravans: A1754

Crown Land

Crown Land

Crown Land

Freehold Assessment A45

Crown Land