

POL	CHANGE OF BASIS FOR VALUATION OF LAND FOR RATING PURPOSES	AFCS8
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POLICY CODE:	AFCS8
DIRECTORATE:	Finance & Corporate Services
BUSINESS UNIT:	Financial Services
SERVICE UNIT:	Rating & Revenue Services
RESPONSIBLE OFFICER:	Director, Finance & Corporate Services
FILE NO.:	182/001
DATE FIRST ADOPTED:	10 May 2007
DATE LAST REVIEWED:	8 December 2016
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	AFCS8
VERSION NO.	3

Dates of Amendments / Reviews:	
DAPPS Meeting:	24 May 2012 24 November 2016
OCM:	10 May 2007 14 June 2012

BACKGROUND:

As subdivisions occur within the City it is necessary to review the basis of land valuation for rating purposes.

PURPOSE:

To set out procedures that apply to change the basis of land valuation for rating purposes.

POLICY:

- (1) As new sub-divisions occur the predominant use of the land changes and therefore the method of valuation for rating purposes should be reviewed.
- (2) The review should commence when an application is received for subdivision and it is apparent that the use of land has changed or is about to change. The issue of planning, building and other development approvals can also trigger the review process.
- (3) When considering the method of valuation to be used for land within the district the guidelines as set out in Section 6.28 of the Local Government Act 1995 are to be observed; ie.:

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1. Where the land is used predominantly for rural purposes, the unimproved value of the land applies; and
 2. Where the land is used predominantly for non-rural purposes, the gross rental value of the land applies.
- (4) An application to change the basis of land valuation for rating purposes is to be made to the Director General of the Department of Local Government and Regional Development once the change to the predominant use of the land has actually occurred or substantially commenced.