

Supplementary Property Valuations



1. What is a Supplementary Valuation?

Under current legislation land valuations are centralised under Valuer-General Victoria (VGV), with an annual cycle of valuations. Council must undertake an annual General Valuation of all properties in the municipality for rating purposes.

In accordance with the Valuation of Land Act further Valuations are required to be carried out between General Valuations. These are known as Supplementary Valuations. Once a Supplementary Valuation is completed, Council adopts the amended valuation in order to levy your rate charge.

2. When is a Supplementary Valuation done?

Supplementary Valuations are carried out, for example, when properties are physically changed by buildings being erected, demolished or altered; or when properties are amalgamated, subdivided, portions sold off, rezoned or roads constructed. Therefore, should your Valuation have altered on your current rate notice, this may have been caused by one of the above.

3. Why do a Supplementary Valuation?

Supplementary Valuations are adopted to bring the value of properties into line with values assigned to other properties in the municipality and are based on levels of value used for the General Valuation.

The purpose of Supplementary Valuations is to ensure, as near as practicable, that the rating valuation reflects the current property condition having regard to levels of value applying at the date prescribed for the General Valuation.

4. How is it done?

Upon receipt of approved building, planning or subdivision files, Council's Valuers will undertake supplementary valuations of the property. The appropriate levels for value are then applied to the subject property in accordance with predetermined market analysis information; (The levels of value applied to a specific property, are subject to variation caused by the property location, design and construction materials.)

Once a Valuation is determined, Council adopts the revised values for rating purposes and issues a revised Supplementary Notice.

5. What if I disagree with the Supplementary Valuation?

A formal objection may be made in relation to the value of a property and also upon other grounds so specified in the Valuation of Land Act. Ratepayers may object to their valuations, within two months of service of notice.

Please contact council to discuss your intention to object, who will then advise the Council's Valuer of your intention to object.

6. What happens if I object?

After receiving an objection Council's Valuer must discuss the matter with the objector, who, if not satisfied with the decision may appeal to the Victorian Civil and Administrative Tribunal, or to the Supreme Court.

7. How do Supplementary Property Valuations affect my rates?

As previously mentioned, a Supplementary Property Valuation will occur when properties are physically changed by buildings being erected, demolished or altered; or when properties are amalgamated, subdivided, portions sold off, rezoned or roads constructed.

For example, prior to the construction of a new dwelling, only the land is subject to rates. Upon receipt of approved building, planning or subdivision files, Council's Valuers will undertake supplementary valuations of the property.

8. Rates Calculation

As each Supplementary Valuation is completed, Council applies the General Rate charge to any additional Capital Improved Value (change in property value). This amount is then calculated as a pro-rata amount depending on how many days are remaining in the financial year.

The lodging of an objection does not constitute grounds for non-payment of the council rate as assessed on this notice. Payment is required to be made by the due date pending the outcome of any objection.