

Management report to Council

Agenda item 6.2

2018 General Valuation

Council

Presenter: Greg Stevens, Manager Property Services

29 November 2016

Purpose and background

1. The purpose of this report is to seek Council resolution to cause the making of the 2018 general valuation for the purposes of *the Local Government Act 1989* as required by the *Valuation of Land Act 1960* (the Act).
2. Within the State of Victoria, local councils are the valuation authorities charged with the responsibility of producing valuations for rating and taxing purposes. General valuations are required to be completed every two years.

Key issues

3. Section 11 of the Act requires valuation authorities to cause a general valuation of all land within the municipal district to be made every even calendar year and returned to the valuation authorities by 30 April of that year.
4. The Act requires the valuation authority to appoint one or more suitably qualified people to carry out the valuation.
5. Currently valuations are completed by an in-house team of qualified valuers within the Property Services Branch. The State Revenue Office, City West Water and South East Water contribute to the overall cost of the provision of statutory valuation services.
6. Greg Stevens, Manager Property Services (Chief Valuer) and Pauline Lawson, Valuations Manager have been nominated with the responsibility to complete the general valuation. Dual appointments provide workflow flexibility associated with litigious matters and daily operational outputs.

Recommendation from management

7. That Council:
 - 7.1. instructs the Council's Manager Property Services and Valuations Manager, in accordance with the provisions of Section 11 of *the Valuation of Land Act 1960*.
 - 7.2. makes a general valuation of properties within the City of Melbourne showing the net annual value, capital improved value and the site value of all rateable property as at 1 January 2018, together with all property owned by the corporation, the State and Federal governments and charitable and educational institutions in the municipality, and to return the general valuation by 30 April 2018.

Attachments:

1. Supporting Attachment (page 2 of 2)

Supporting Attachment

Legal

1. Section 13DA of the Act provides that a valuation authority may appoint one or more suitably qualified persons to carry out a valuation. The report identifies they key statutory issues.

Finance

2. The State Revenue Office, City West Water and South East Water contribute to approximately 50 per cent of the overall cost of the provision of statutory valuation services.

Conflict of interest

3. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Stakeholder consultation

4. No consultation has been undertaken as the recommendation included the report is a mandatory statutory requirement.

Environmental sustainability

5. Environmental sustainability issues or opportunities are not relevant to this proposal. The recommendation included in this report is a mandatory statutory administrative procedural.