POLICY NO. CP 4.1.17

POLICY STATEMENT: **Requests for the Revaluation of Rateable Land and Changes to Differential Rating Categories**

PURPOSE: To establish when the City will seek a revaluation or change the differential rating category applicable to rateable land.

POLICY

1. Requests for Revaluation of Rateable Land

1.1 The City will request the revaluation of rateable land when any of the following events occur:

1.1.1 Land is rezoned under the City's Planning Scheme;
1.1.2 A change to the use of land is approved;
1.1.3 A development approval is issued that will not require the applicant to submit a subsequent building permit application (excluding development approvals that are unlikely to affect the gross rental value of the property such as commercial vehicle parking or approval of signage);
1.1.4 The City receives a Notice of Completion in respect of residential development or two years from the date of issue of a building permit, whichever occurs first; or
1.1.5 The City issues an Occupancy Permit in respect of any development.

2 Changes to Differential Rating Categories

2.1 The City will change the differential rating category applicable to rateable land as follows:

2.1.1 Where land is rezoned, a change to the differential rating category will occur following the issue of a new valuation by Landgate.
2.1.2 Where a change to the use of land occurs or development approval is granted that would result in a different rating category applying to the land, a change to the differential rating category will occur following the issue of a new valuation by Landgate.
2.1.3 The rating category applicable to residential development (Class 1 buildings only) will change when either a Notice of Completion is received or Landgate issues a new valuation, whichever occurs first.
2.1.4 The rating category applicable to any land, other than land accommodating a Class 1 building, will change when either an Occupancy Permit is issued by the City or Landgate issues a new valuation, whichever occurs first.

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GOVERNANCE REFERENCES

Statutory Compliance	*Planning and Development Act 2005* *Planning and Development (Local Planning Schemes) Regulations 2015* Local Planning Scheme 24 (LPS24) *Building Act 2011* Landgate

Industry Compliance	Section 33 (Notice of Completion) *Building Act 2011* Part 4 *Building Act 2011*
Organisational Compliance	
Process Links	

POLICY ADMINISTRATION

Directorate	**Officer Title**	**Contact:**
Business Services	Director Business Services	9397 3000

Risk Rating	Low	**Review Cycle**	Triennial	Next Due:	2028

Version	**Decision Reference**	**Synopsis**
1.	OCM 248 09/09/2025	New Policy
2.		
3.		

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