12.8	**Return of General Valuation 2024**
Directorate	Corporate Services
Director	Mark Stoermer
Manager	Andrew Brae
Attachment(s)	1. Return of General Valuation 2024 [**12.8.1** - 2 pages]

Purpose

For Council to consider return of the General Valuation 2024 for all rateable and non-rateable properties made by the Valuer-General, pursuant to Section 2 of the *Valuation of Land Act 1960* for the purposes of the *Local Government Act 2020*.

Officer Recommendation

That Council adopts the return of the General Valuation 2024 for all rateable and non-rateable properties made by the Valuer-General, pursuant to Section 2 of the *Valuation of Land Act 1960* for the purposes of the *Local Government Act 2020*, as shown below:

a. 81,030 rateable assessments with total valuations of:
Site Value $40,904,508,507
Capital Improved Value $61,487,823,503
Net Annual Value $3,166,973,508

b. 1,685 non-rateable assessments with total valuations of:
Site Value $1,095,010,500
Capital Improved Value $1,423,620,000
Net Annual Value $76,467,500

Background

On 23 May 2023, the Valuer-General Victoria (VGV) gave notice to cause a General Valuation of all rateable and non-rateable properties within Brimbank. The General Valuation process was undertaken in accordance with the Valuation Best Practice Specifications Guidelines 2024 (Guidelines).

Matters for Consideration

Analysis

Stages of the General Valuation process Stage One commenced in July 2023, where general preparation of data was carried out and statistical analysis of recent sale data against all properties was submitted to VGV. Stage Two involved data collection and analysis, and comprised collection of sales and leasing data, inspections of property sales, confirmation or collection of property attributes, and any remedying of data gaps identified.

Stage Three comprised the application of Stage Two levels of value and the valuation of all properties. In completing the General Valuation, Stage Four of the process involved the return of the final valuation, quality assurance, completion of the VGV's final report and provision of the returned valuation and data to Council.

Methodologies and Analysis

Under Section 157 of *the Act*, Council may adopt one of the following three valuation methodologies to value properties in its municipality:

- Capital Improved Value (CIV) - the land and other improvements including the house, other buildings and landscaping

- Site Value (SV) - the value of the land plus any improvements which permanently affect the amenity or use of land, such as drainage works, but excluding the value of buildings and other improvements. Also referred to as the 'unimproved market value of the land'

- Net Annual Value (NAV) - the value of the rental potential of the land, less the landlords' outgoings (such as insurance, land tax and maintenance costs). For residential and farm properties this must be set at 5 per cent of the CIV (Section 2 of the Valuation Act).

Council applies the CIV of each rateable property in determining rates charged, as it provides the most equitable distribution of rates across the municipality.

The table below shows the number of rateable properties, the CIV, SV and NAV returned in 2023, by comparison to the General Valuation 2024.

Valuation Year	Number of Properties	CIV	SV	NAV
2024	81,030	62,069,717,503	40,904,508,507	3,193,014,553
2023	80,439	61,006,189,003	41,076371,007	3,141,800,953
Growth %	**0.73**	**1.74**	**-0.42**	**1.63**

These figures indicate property growth has continued in the municipality, with an additional 591 properties becoming rateable. Most of the growth over the past year has been in subdivisional development on existing allotments. The table below provides a breakdown by property categories of the percentage movement of CIV, SV and NAV from the 2023 to the 2024 General Valuation Return.

	Residential	Commercial	Industrial	Rural
2023 & 2024 CIV	-0.40	4.30	9.17	-2.62
2023 & 2024 SV	-1.14	2.40	2.96	-3.76
2023 & 2024 NAV	-0.40	6.96	9.76	-2.62

Residential Property prices have slightly decreased in the current revaluation year. This has been due to high interest rises since May 2022 affecting borrowing capacity. Overall CIV has decreased by 0.40 per cent.

Commercial property values have increased moderately due to limited sales and leasing activity. Industrial properties have also increased due to the continuing demand for warehouse properties in the current revaluation year.

Council does not collect more rate revenue because of the Revaluation. Rates are redistributed according to the shifts in property values that have occurred across the municipality. If the value of a property has increased by a greater percentage than the average increase in property values across the municipality, the owner of that property will pay a greater percentage of the rates.

If the value of the property has increased by a smaller percentage than the average increase in property values across the municipality, the owner of that property will pay a smaller percentage of the rates.

Non-rateable assessments include properties owned by Council and government. Properties used for a charitable, religious or educational purpose are also categorised as non-rateable.

The Declaration, at **Attachment 1**, provides certification, pursuant to section 7AD and 7AF of the *Valuation Act*, that the General Valuation is true and correct and is considered suitable for use by Council.

Community Engagement

It is a statutory requirement, under the *Valuation Act*, to conduct an annual General Valuation.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders
• Yes - Legal requirements, as per background section above.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all
• High Performing and Accountable - Our workforce strives to enhance services and liveability for the Brimbank community.

This report complies with *Valuation of Land Act 1960*, *Local Government Act 2020*, Valuation Best Practice Specifications Guidelines 2024.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

The Hon Sonya Kilkenny MP

Minister for Planning
Minister for the Suburbs

1 Spring Street
Melbourne, Victoria 3000 Australia

Declaration of the Minister for Planning under section 7AF of Valuation of Land Act 1960

In accordance with section 7AD of the *Valuation of Land Act 1960,* the Valuer-General has certified that a general valuation in the following municipalities returned by the Valuer-General for the year 2024, is generally true and correct with respect to each of the bases of value assessed, namely; net annual value, capital improved value and site value.

1. Alpine Shire Council
2. Ararat Rural City Council
3. Ballarat City Council
4. Banyule City Council
5. Bass Coast Shire Council
6. Baw Baw Shire Council
7. Bayside City Council
8. Benalla Rural City Council
9. Boroondara City Council
10. Brimbank City Council
11. Buloke Shire Council
12. Campaspe Shire Council
13. Cardinia Shire Council
14. Casey City Council
15. Central Goldfields Shire Council
16. Colac Otway Shire Council
17. Corangamite Shire Council
18. Darebin City Council
19. East Gippsland Shire Council
20. Frankston City Council
21. Gannawarra Shire Council
22. Glen Eira City Council
23. Glenelg Shire Council
24. Golden Plains Shire Council
25. Greater Bendigo City Council
26. Greater Dandenong City Council
27. Greater Geelong City Council
28. Greater Shepparton City Council
29. Hepburn Shire Council
30. Hindmarsh Shire Council
31. Hobsons Bay City Council
32. Horsham Rural City Council
33. Hume City Council
34. Indigo Shire Council
35. Kingston City Council
36. Knox City Council
37. Latrobe City Council
38. Loddon Shire Council
39. Macedon Ranges Shire Council
40. Manningham City Council
41. Mansfield Shire Council
42. Maribyrnong City Council
43. Maroondah City Council
44. Melbourne City Council
45. Melton City Council
46. Merri-bek City Council
47. Mildura Rural City Council
48. Mitchell Shire Council
49. Moira Shire Council
50. Monash City Council
51. Moonee Valley City Council
52. Moorabool Shire Council
53. Mornington Peninsula Shire Council
54. Mount Alexander Shire Council

55. Moyne Shire Council
56. Murrindindi Shire Council
57. Nillumbik Shire Council
58. Northern Grampians Shire Council
59. Port Phillip City Council
60. Pyrenees Shire Council
61. Queenscliffe Borough Council
62. South Gippsland Shire Council
63. Southern Grampians Shire Council
64. Stonnington City Council
65. Strathbogie Shire Council
66. Surf Coast Shire Council
67. Swan Hill Rural City Council
68. Towong Shire Council
69. Wangaratta Rural City Council
70. Warrnambool City Council
71. Wellington Shire Council
72. West Wimmera Shire Council
73. Whitehorse City Council
74. Whittlesea City Council
75. Wodonga City Council
76. Wyndham City Council
77. Yarra City Council
78. Yarra Ranges Shire Council
79. Yarriambiack Shire Council

I declare pursuant to section 7AF(1) of the *Valuation of Land Act 1960,* that the general valuations for the whole of the municipality listed is generally true and correct with respect to each of the bases of value assessed.

Pursuant to section 15(4) of the *Valuation of Land Act 1960* a notice of valuation must be given by the municipality as rating authority on or before 30 September in the year in which the valuation is made.

Dated: 28 June 2024

The Hon Sonya Kilkenny MP
Minister for Planning