

1. Purpose

To provide guidance on the Shire of Boddington's (Shire) assessment and support of applications for contiguous valuations of land for rating purposes. The determination of a contiguous valuation remains the responsibility of the Valuer General.

2. Scope

This policy applies to all requests received by the Shire's for support of applications for contiguous valuation of land assessed under:

- Unimproved Valuation (UV); and
- Gross Rental Valuation (GRV).

The policy applies only to the Shire's assessment and endorsement of applications.

3. Definitions

Term	Definition
Contiguous Valuation	A valuation determined by the Valuer General where two or more adjoining land parcels are assessed as a single valuation for rating purposes.
Gross Rental Valuation (GRV)	The gross annual rental value determined by the Valuer General in accordance with the <i>Valuation of Land Act 1978</i> .
Unimproved Valuation (UV)	The unimproved value of land determined by the Valuer General in accordance with the <i>Valuation of Land Act 1978</i> .
Valuer General	The statutory authority responsible for determining land valuations in Western Australia under the <i>Valuation of Land Act 1978</i> .

4. Policy Statement

The Shire may support applications to the Valuer General for contiguous valuations where the eligibility requirements of this policy are met.

1. Contiguous Unimproved Valuation (UV)

The Shire may support an application for a contiguous Unimproved Valuation where:

1. the land parcels are contiguous (physically adjoining);
2. the land parcels are used for a single purpose; and
3. the land parcels are under common ownership and/or management.

Applications should include:

- a Statutory Declaration confirming:
 - the land included in the application;
 - that the land is used for a single purpose;

- the ownership and management arrangements; and
- the nominated ratepayer for the Shire's rating records; and
- supporting documentation, which may include:
 - Certificates of Title;
 - lease or licence agreements (where applicable);
 - evidence of common management; and
 - any additional information requested by the Shire.

2. Contiguous Gross Rental Valuation (GRV)

The Shire may support an application for a contiguous Gross Rental Valuation where:

1. the land parcels are contiguous (physically adjoining);
2. the land parcels are used for a single purpose; and
3. the land parcels are under common ownership.

Applications should include:

- a Statutory Declaration confirming:
 - the land included in the application;
 - that the land is used for a single purpose; and
 - the nominated ratepayer for the Shire's rating records; and
- supporting documentation, which may include:
 - Certificates of Title;
 - site plans or photographs demonstrating the land operates as a single property; and
 - any additional information requested by the Shire.

3. Review of Contiguous Valuations

The Shire may review its support for a contiguous valuation where:

- the circumstances supporting the application have changed;
- the land no longer satisfies the requirements of this policy; or
- outstanding rates and charges are not being paid in accordance with an approved payment arrangement.

Where appropriate, the Shire may request that the Valuer General review the valuation.

Before requesting that the Valuer General review a contiguous valuation, the Shire provides the owner or nominated ratepayer with written notice and allow at least 30 days to respond, remedy any outstanding debt, or enter into an approved payment arrangement.

Nothing in this policy limits the Shire's ability to recover outstanding rates and charges in accordance with the *Local Government Act 1995*.

Responsible Officer	Executive Manager Corporate Services
Delegated Authority	Nil
Relevant Legislation	<i>Local Government Act 1995</i> <i>Valuation of Land Act 1978</i>
Related Documentation	Contiguous Valuation Application Form Shire of Boddington Delegations Register

	Operational Practice – Outstanding Rates Collection Agreement as to Payment of Rates and Service Charges	
Version Control	History	Review Frequency
	Introduced 26 August 2026 (102/26)	2 Years

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