

**3.4 2008 MUNICIPAL VALUATION**

(FIN69:DW)

Responsible Director: Marilyn Kearney

***RECOMMENDATION***

1. *That pursuant to the provisions of Section 13DH of the Valuation of Land Act 1960, Council notes the return of and adopts the 2008 General Valuation.*
2. *Council records that the Contract Valuer for the City of Monash has completed a Statutory Declaration dated 13 May 2008, pursuant to the requirements of Section 13DH of the Valuation of Land Act 1960.*

***BACKGROUND***

This municipal valuation measures property values as at 1 January 2008, and will be first used in calculating rates effective 1 July 2008. The Valuation of Land (Amendment) Act 1998, Section 4 requires that Council undertake a revaluation every two years.

Council will continue to retain Site Value for the purpose of calculation of rates for the 2008/2009 financial year.

***ANALYSIS***

The adoption of the valuation will redistribute the incidence of rates throughout the municipality in line with movements in the Site Value of properties. Total rate revenue will not be increased by the adoption of the valuation.

With the exception of lands declared "Cultural And Recreational Lands" there is no application of differential rates and there is only one rate in the dollar, which determines the amount of rates payable by each property.

The 2008 municipal revaluation showed an overall Site Value increase of 31% over the 2006 values. The tables below identify the valuations change in percentages across the City, which is spread widely across all property types, sectors and suburbs. The most significant increase in Site Value is in the residential sector.

**Table 1**

Table 1 shows the average % increase by property type across the City.

<b>INCREASE IN SITE VALUATIONS 2008 – 2006 BY SECTOR</b>	
<b>Property Type</b>	<b>Average % Valuation increase</b>
Residential	32 %
Commercial	22%
Industrial	23%
<b>Overall Average</b>	<b>31%</b>

**Table 2**

Table 2 shows all suburbs and the percentage change in residential values. Mt Waverley and Oakleigh East have experienced the highest change at 47% and 38% respectively with the lowest increase occurring in Mulgrave with a 15% increase. The average change across the suburbs for residential properties is 32%.

<b>INCREASE IN RESIDENTIAL VALUATIONS 2006 – 2008 BY SUBURB</b>	
<b>Suburb</b>	<b>Average % Valuation increase</b>
Ashwood	35
Burwood	37
Chadstone	35
Clayton	37
Glen Waverley	32
Hughesdale	19
Huntingdale	38
Mount Waverley	47
Mulgrave	15
Notting Hill	32
Oakleigh	25
Oakleigh East	38
Oakleigh South	31
Wheelers Hill	19
<b>Average</b>	<b>32</b>

**Table 3**

As per the Form 2 Return to the Valuer General dated 13 May 2008, the total valuation of all Rateable properties in the City as represented by the value effective 1 January 2008, is as follows:

	<b>NUMBER</b>	<b>SV (\$)</b>	<b>CIV (\$)</b>	<b>NAV (\$)</b>
Residential	63,618	22,119,990,500	33,535,154,500	1,677,700,305
Commercial	4,415	1,316,720,000	3,438,613,000	238,733,400
Industrial	2,348	1,738,996,000	2,741,692,500	206,221,118
Total Rateable	<b>70,381</b>	<b>25,175,706,500</b>	<b>39,715,460,000</b>	<b>2,122,654,823</b>
CRLA*	8	182,525,000	191,898,000	10,225,890
<b>TOTAL</b>	<b>70,389</b>	<b>25,358,231,500</b>	<b>39,907,358,000</b>	<b>2,132,880,713</b>

\* Cultural and Recreational Land Act properties.

***FINANCIAL IMPLICATIONS***

There are no financial implications for Council as a result of the revaluation of properties.

***CONCLUSION***

The new valuations will form the basis upon which rates will be determined in 2008/2009.

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**CERTIFICATE OF VALUATION AND RETURN**

I, Belinda McFarlane, Contract Valuer for the City of Monash, hereby certify that property files numbered 100002 to 177316 inclusive and also including any subdivision which may be thereof, together with a list showing the numbers of property files and their respective valuations, constitute the valuation and return of the rateable properties mentioned thereon and particulars obtained by me in respect of such properties and the total of the valuation thereon is as follows:

NET ANNUAL VALUE	\$ 2,122,654,823
CAPITAL IMPROVED VALUE	\$ 39,715,460,000
SITE VALUE	\$ 25,175,706,500

Belinda McFarlane FAPI