



Western Australia

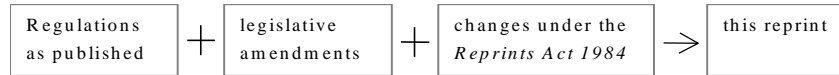
Valuation of Land Act 1978

Valuation of Land Regulations 1979

Reprint 4: The regulations as at 5 April 2013

Guide for using this reprint

What the reprint includes



Endnotes, Compilation table, and Table of provisions that have not come into operation

1. Details about the original regulations and legislation that has amended its text are shown in the Compilation table in endnote 1, at the back of the reprint. The table also shows any previous reprint.
2. Transitional, savings, modifying or other provisions identified in the Compilation table may be important. The table may refer to another endnote setting out the text of these provisions in full.
3. A table of provisions that have not come into operation, to be found in endnote 1a if it is needed, lists any provisions of the regulations being reprinted that have not come into operation and any amendments that have not come into operation. The full text is set out in another endnote that is referred to in the table.

Notes amongst text (italicised and within square brackets)

1. If the reprint includes a regulation that was inserted, or has been amended, since the regulations being reprinted were made, editorial notes at the foot of the regulation give some history of how the regulation came to be as it is. If the regulation replaced an earlier regulation, no history of the earlier regulation is given (the full history of the regulations is in the Compilation table).

Notes of this kind may also be at the foot of Schedules or headings.

2. The other kind of editorial note shows something has been —
 - removed (because it was repealed or deleted from the law); or
 - omitted under the *Reprints Act 1984* s. 7(4) (because, although still technically part of the text, it no longer has any effect).

The text of anything removed or omitted can be found in an earlier reprint (if there is one) or one of the written laws identified in the Compilation table.

Reprint numbering and date

1. The reprint number (in the footer of each page of the document) shows how many times the regulations have been reprinted. For example, numbering a reprint as “Reprint 3” would mean that the reprint was the 3rd reprint since the regulations were published. Reprint numbering was implemented as from 1 January 2003.
2. The information in the reprint is current on the date shown as the date as at which the regulations are reprinted. That date is not the date when the reprint was published by the State Law Publisher and it is probably not the date when the most recent amendment had effect.

Western Australia

Valuation of Land Regulations 1979

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Defined terms



Western Australia

Reprinted under the
Reprints Act 1984 as
at 5 April 2013

Valuation of Land Act 1978

Valuation of Land Regulations 1979

1. Citation

These regulations may be cited as the *Valuation of Land Regulations 1979* ¹.

2. Term used: Act

In these regulations unless the contrary intention appears —
Act means the *Valuation of Land Act 1978*.

[Regulation 2 amended in Gazette 29 Dec 2006 p. 5917.]

3. Prescribed assessed value percentage

(1) In this regulation —

designated for residential use, in relation to land, means —

- (a) included in a residential zone; or
- (b) included in a residential precinct; or
- (c) included in a rural-residential zone; or
- (d) included in a rural small-holding zone, and subject to conditions or restrictions (whether imposed under the *Planning and Development Act 2005* or otherwise) which in the view of the Valuer-General would limit the predominant use of the land to rural living;

local planning instrument means —

- (a) a local planning scheme in force under the *Planning and Development Act 2005*; and
- (b) a local interim development order in force under the *Planning and Development Act 2005*;

planning zone means a zone established by a local planning instrument;

redevelopment scheme means a redevelopment scheme made under —

- (a) the *Armadale Redevelopment Act 2001*; or
- (b) the *East Perth Redevelopment Act 1991*; or
- (c) the *Hope Valley-Wattleup Redevelopment Act 2000*; or
- (d) the *Midland Redevelopment Act 1999*; or
- (e) the *Perry Lakes Redevelopment Act 2005*; or
- (f) the *Subiaco Redevelopment Act 1994*;

residential precinct means a precinct established by a redevelopment scheme for which residential use is a preferred use;

residential zone means a planning zone which is to provide for residential development at a range of densities and with a variety of housing to meet the needs of different household types;

rural-residential zone means a planning zone which is to provide for small rural lot housing in which the predominant use or purpose is rural living rather than productive agriculture;

rural small-holding zone means a planning zone which is to provide for small rural holdings for rural lifestyle activities, for landscape protection or for environmental resource management.

- (2) The percentage of the capital value of land prescribed for the purposes of the term assessed value in section 4 of the Act is —
 - (a) in the case of land which is designated for residential use, 3%; and

(b) in the case of all other land, 5%.

[Regulation 3 inserted in Gazette 4 Mar 2011 p. 699-700.]

3A. Prescribed percentage under paragraph (b)(vii)(II) of the definition of unimproved value in s. 4(1)

The prescribed percentage for the purposes of paragraph (b)(vii)(II) of the definition of *unimproved value* in section 4(1) of the Act in the local government districts of Albany, Augusta-Margaret River, Beverley, Boddington, Boyup Brook, Bridgetown, Brookton, Broomehill-Tambellup, Busselton, Bruce Rock, Capel, Carnamah, Chapman Valley, Chittering, Collie, Coorow, Corrigin, Cranbrook, Cuballing, Cunderdin, Dalwallinu, Dandaragan, Dardanup, Denmark, Donnybrook, Dowerin, Dumbleyung, Esperance, Gingin, Gnowangerup, Goomalling, Geraldton-Greenough, Harvey, Irwin, Jerramungup, Katanning, Kellerberrin, Kent, Kojonup, Kondinin, Koorda, Kulin, Lake Grace, Manjimup, Merredin, Mingenew, Moora, Morawa, Mount Marshall, Mukinbudin, Mullewa, Murray, Nannup, Narembene, Narrogin (Shire), Northam (Shire), Northampton, Nungarin, Perenjori, Pingelly, Plantagenet, Quairading, Ravensthorpe, Tammin, Three Springs, Toodyay, Trayning, Victoria Plains, Wagin, Wandering, Waroona, West Arthur, Westonia, Wickepin, Williams, Wongan Ballidu, Woodanilling, Wyalkatchem, Yilgarn and York is 50%.

[Regulation 3A inserted in Gazette 27 Mar 2009 p. 925-6.]

4. Details of land to be furnished to Valuer-General

An agency or instrumentality of the Crown, or a local government or any other public authority shall upon request made by the Valuer-General furnish to the Valuer-General details of any land owned by or vested in it which any other person is entitled to use under an agreement or arrangement with it.

[Regulation 4 amended in Gazette 27 Dec 1996 p. 7159.]

r. 6

[5. *Deleted in Gazette 27 Dec 1996 p. 7159.*]

6. Fees

The fees specified in Schedule 1 are payable in respect of the matters described in that Schedule.

[Regulation 6 inserted in Gazette 27 Dec 1996 p. 7159.]

[7. *Deleted in Gazette 27 Dec 1996 p. 7159.*]

Schedule 1 — Fees

		[regulation 6]
		\$
1.	Copy of valuation roll (s. 28(1)(c) of the Act)	140.00
2.	Copy of addition, deletion, correction or amendment to or from valuation roll (s. 28(1)(c) of the Act)	56.00
3.	Extract of valuation roll (s. 29 of the Act) — per entry	7.60
4.	Certified extract of valuation roll (s. 29 of the Act) — per entry	17.00

[Schedule 1 inserted in Gazette 27 Dec 1996 p. 7160; amended in Gazette 20 Jun 2008 p. 2718; 19 Jun 2009 p. 2245; 18 Jun 2010 p. 2683; 14 Jun 2011 p. 2139; 22 Jun 2012 p. 2786.]

Notes

- ¹ This reprint is a compilation as at 5 April 2013 of the *Valuation of Land Regulations 1979* and includes the amendments made by the other written laws referred to in the following table. The table also contains information about any reprint.

Compilation table

Citation	Gazettal	Commencement
<i>Valuation of Land Regulations 1979</i>	6 Apr 1979 p. 928	1 Jul 1979 (see <i>Gazette</i> 11 May 1979 p. 1211)
<i>Valuation of Land Amendment Regulations 1982</i>	29 Jan 1982 p. 294	1 Apr 1982 (see r. 2)
<i>Valuation of Land Amendment Regulations 1984</i>	29 Jun 1984 p. 1756	1 Jul 1984 (see r. 2)
<i>Valuation of Land Amendment Regulations 1985</i>	7 Jun 1985 p. 1934	1 Jul 1985 (see r. 2)
<i>Valuation of Land Amendment Regulations (No. 2) 1985</i>	21 Jun 1985 p. 2190	1 Jul 1985 (see r. 3)
<i>Valuation of Land Amendment Regulations 1986</i>	20 Jun 1986 p. 2038	1 Jul 1986 (see r. 2)
<i>Valuation of Land Amendment Regulations 1987</i>	30 Jun 1987 p. 2547	1 Jul 1987 (see r. 2)
<i>Valuation of Land Amendment Regulations 1988</i>	24 Jun 1988 p. 2019	1 Jul 1988 (see r. 2)
<i>Valuation of Land Amendment Regulations 1989</i>	23 Jun 1989 p. 1804	1 Jul 1989 (see r. 2)
<i>Valuation of Land Amendment Regulations 1990</i>	13 Jul 1990 p. 3437	13 Jul 1990
<i>Valuation of Land Amendment Regulations (No. 2) 1990</i>	7 Sep 1990 p. 4705	7 Sep 1990
<i>Valuation of Land Amendment Regulations 1991</i>	5 Jul 1991 p. 3378	1 Jul 1991 (see r. 2)
<i>Valuation of Land Amendment Regulations (No. 2) 1991</i>	2 Aug 1991 p. 4082	2 Aug 1991
<i>Valuation of Land Amendment Regulations 1992</i>	5 Jun 1992 p. 2362	1 Jul 1992 (see r. 2)
<i>Valuation of Land Amendment Regulations (No. 2) 1992</i>	26 Jun 1992 p. 2809-10	30 Jun 1992 (see r. 2)

Citation	Gazettal	Commencement
<i>Valuation of Land Amendment Regulations (No. 3) 1992</i>	6 Oct 1992 p. 4949	6 Oct 1992
<i>Valuation of Land Amendment Regulations 1993</i>	12 Mar 1993 p. 1586-7	12 Mar 1993
Reprint of the Valuation of Land Regulations 1979 as at 23 Apr 1993 (includes amendments listed above) (correction in <i>Gazette</i> 28 May 1993 p. 2585)		
<i>Valuation of Land Amendment Regulations (No. 2) 1993</i>	18 Jun 1993 p. 3016-7	30 Jun 1993 (see r. 2)
<i>Valuation of Land Amendment Regulations 1994</i>	17 Jun 1994 p. 2628-9	30 Jun 1994 (see r. 2)
<i>Valuation of Land Amendment Regulations 1995</i>	27 Jun 1995 p. 2616-9	30 Jun 1995 (see r. 2)
<i>Valuation of Land Amendment Regulations 1996</i>	14 Jun 1996 p. 2607-10	30 Jun 1996 (see r. 2)
<i>Valuation of Land Amendment Regulations (No. 2) 1996</i>	27 Dec 1996 p. 7158-60	28 Dec 1996 (see r. 2 and <i>Gazette</i> 27 Dec 1996 p. 7153)
<i>Valuation of Land Amendment Regulations 1997</i>	24 Jun 1997 p. 3016-17	30 Jun 1997 (see r. 2)
<i>Valuation of Land Amendment Regulations 1999</i>	11 Jun 1999 p. 2552-3	30 Jun 1999 (see r. 2)
Reprint of the Valuation of Land Regulations 1979 as at 15 Oct 1999 (includes amendments listed above)		
<i>Valuation of Land Amendment Regulations 2006</i>	29 Dec 2006 p. 5917	1 Jan 2007 (see r. 2 and <i>Gazette</i> 8 Dec 2006 p. 5369)
<i>Valuation of Land Amendment Regulations 2008</i>	20 Jun 2008 p. 2718	r. 1 and 2: 20 Jun 2008 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2008 (see r. 2(b))
<i>Valuation of Land Amendment Regulations 2009</i>	27 Mar 2009 p. 925-6	r. 1 and 2: 27 Mar 2009 (see r. 2(a)); Regulations other than r. 1 and 2: 30 Jun 2009 (see r. 2(b))
<i>Valuation of Land Amendment Regulations (No. 2) 2009</i>	19 Jun 2009 p. 2245	r. 1 and 2: 19 Jun 2009 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2009 (see r. 2(b))
Reprint 3: The Valuation of Land Regulations 1979 as at 14 Aug 2009 (includes amendments listed above)		

Valuation of Land Regulations 1979

Citation	Gazettal	Commencement
<i>Valuation of Land Amendment Regulations 2010</i>	18 Jun 2010 p. 2682-3	r. 1 and 2: 18 Jun 2010 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2010 (see r. 2(b))
<i>Valuation of Land Amendment Regulations 2011</i>	4 Mar 2011 p. 699-700	r. 1 and 2: 4 Mar 2011 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2011 (see r. 2(b))
<i>Valuation of Land Amendment Regulations (No. 2) 2011</i>	14 Jun 2011 p. 2139	r. 1 and 2: 14 Jun 2011 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2011 (see r. 2(b))
<i>Valuation of Land Amendment Regulations (No. 2) 2012</i>	22 Jun 2012 p. 2786	r. 1 and 2: 22 Jun 2012 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2012 (see r. 2(b))
Reprint 4: The Valuation of Land Regulations 1979 as at 5 Apr 2013 (includes amendments listed above)		

Defined terms

Defined terms

*[This is a list of terms defined and the provisions where they are defined.
The list is not part of the law.]*

Defined term	Provision(s)
Act.....	2
designated for residential use	3(1)
local planning instrument.....	3(1)
planning zone.....	3(1)
redevelopment scheme.....	3(1)
residential precinct	3(1)
residential zone	3(1)
rural-residential zone.....	3(1)
rural small-holding zone	3(1)