



Western Australia

Valuation of Land Act 1978

Valuation of Land Regulations 1979

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Valuation of Land Regulations 1979

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Defined terms

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, Narembeen, Narrogin (Shire), Northam (Shire), Northampton, Nungarin, Perenjori, Pingelly, Plantagenet, Quairading, Ravensthorpe, Tammin, Three Springs, Toodyay, Trayning, Victoria Plains, Wagin, Wandering, Waroona, West Arthur, Westonia, Wickopin, 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.]

[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(2)(b) of the Act)	147.00
2. Copy of addition, deletion, correction or amendment to valuation roll (s. 28(2)(b) of the Act)	59.00
3. Extract of valuation roll (s. 29 of the Act) — per entry	8.10
4. Certified extract of valuation roll (s. 29 of the Act) — per entry	17.60

[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; 26 Jul 2013 p. 3351; 19 Jun 2015 p. 2140; 24 Jun 2016 p. 2325.]

Notes

- ¹ This is a compilation of the *Valuation of Land Regulations 1979* and includes the amendments made by the other written laws referred to in the following table ^{1a}. 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)
<i>Valuation of Land Amendment Regulations (No. 3) 1992</i>	6 Oct 1992 p. 4949	6 Oct 1992

Citation	Gazettal	Commencement
<i>Valuation of Land Amendment Regulations 1993</i>	12 Mar 1993 p. 1586-7	12 Mar 1993
Reprint of the <i>Valuation of Land Regulations 1979</i> 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 <i>Valuation of Land Regulations 1979</i> 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 <i>Valuation of Land Regulations 1979</i> 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)		
<i>Valuation of Land Amendment Regulations 2013</i>	26 Jul 2013 p. 3350-1	r. 1 and 2: 26 Jul 2013 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Aug 2013 (see r. 2(b))
<i>Valuation of Land Amendment Regulations 2015</i>	19 Jun 2015 p. 2140	r. 1 and 2: 19 Jun 2015 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2015 (see r. 2(b))
<i>Lands Regulations Amendment (Fees and Charges) Regulations 2016 Pt. 5</i>	24 Jun 2016 p. 2320-5	r. 1 and 2: 24 Jun 2016 (see r. 2(a)); Regulations other than r. 1 and 2: 1 Jul 2016 (see r. 2(b))

^{1a} On the date as at which this compilation was prepared, provisions referred to in the following table had not come into operation and were therefore not included in this compilation. For the text of the provisions see the endnotes referred to in the table.

Provisions that have not come into operation

Citation	Gazettal	Commencement
<i>Lands Regulations Amendment (Fees and Charges) Regulations 2017 Pt. 5²</i>	23 Jun 2017 p. 3181-6	3 Jul 2017 (see r. 2(b))

² On the date as at which this compilation was prepared, the *Lands Regulations Amendment (Fees and Charges) Regulations 2017 Pt. 5* had not come into operation. It reads as follows:

Part 5 — Valuation of Land Regulations 1979 amended

12. Regulations amended

This Part amends the *Valuation of Land Regulations 1979*.

13. Schedule 1 amended

In Schedule 1 amend the provisions listed in the Table as set out in the Table.

Table

Provision	Delete	Insert
it. 1	147.00	149.50
it. 2	59.00	60.00
it. 3	8.10	8.20
it. 4	17.60	17.90

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 small-holding zone	3(1)
rural-residential zone	3(1)