



CITY OF
MITCHAM

VALUER GENERAL REVALUATION INITIATIVE

Council DIG – 18 May 2021

Presented by the City of Mitcham

Overview



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- Valuer General
- Revaluation Initiative
- How are our rate payers impacted?
- Rate rise

Valuer General – Revaluation Initiative

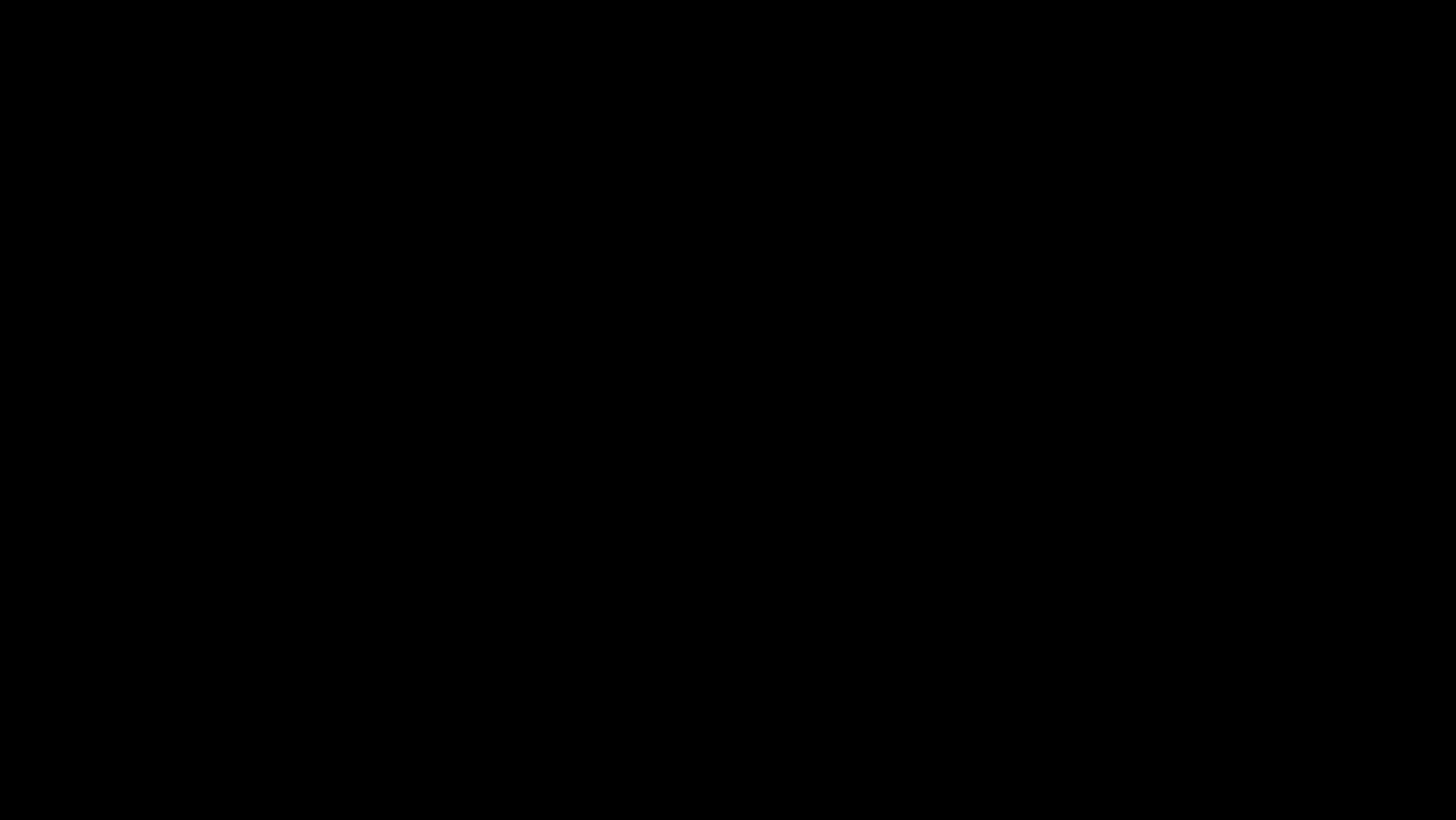


Government
of South Australia

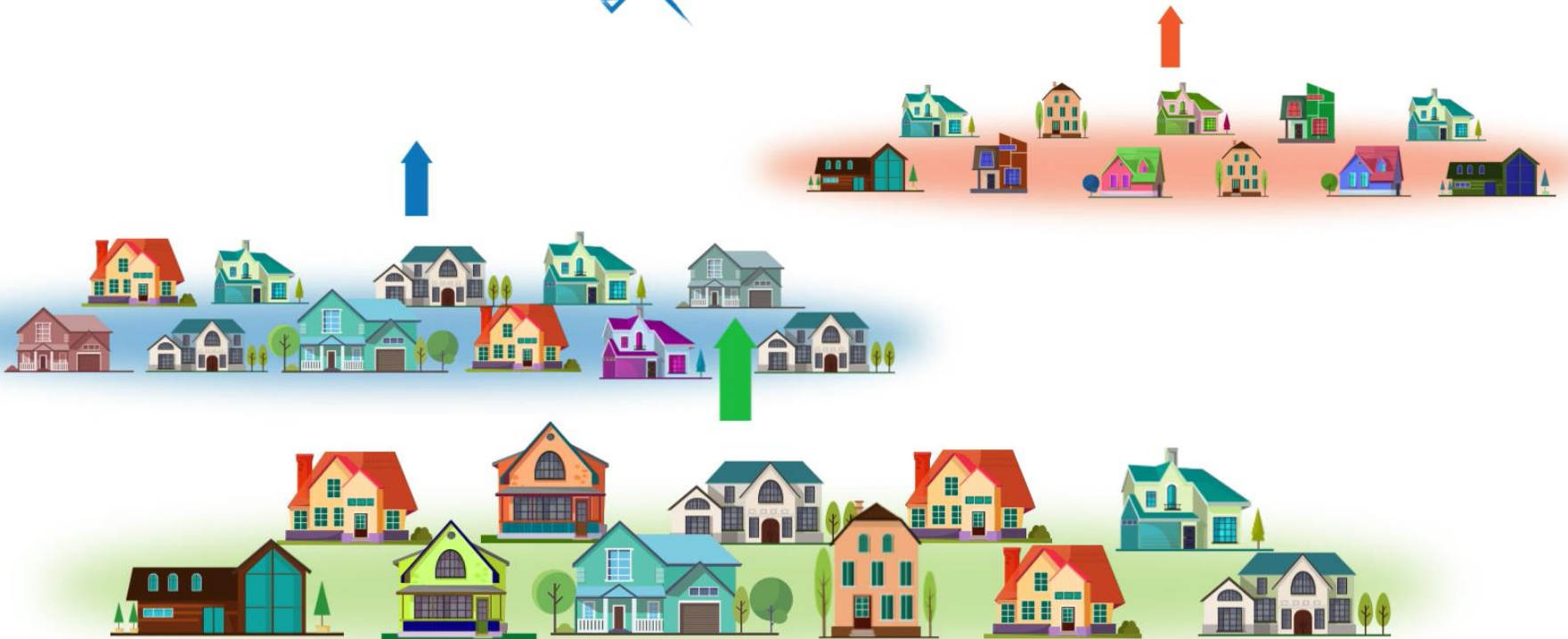


Office of the
Valuer-General

Valuer General – Revaluation Initiative

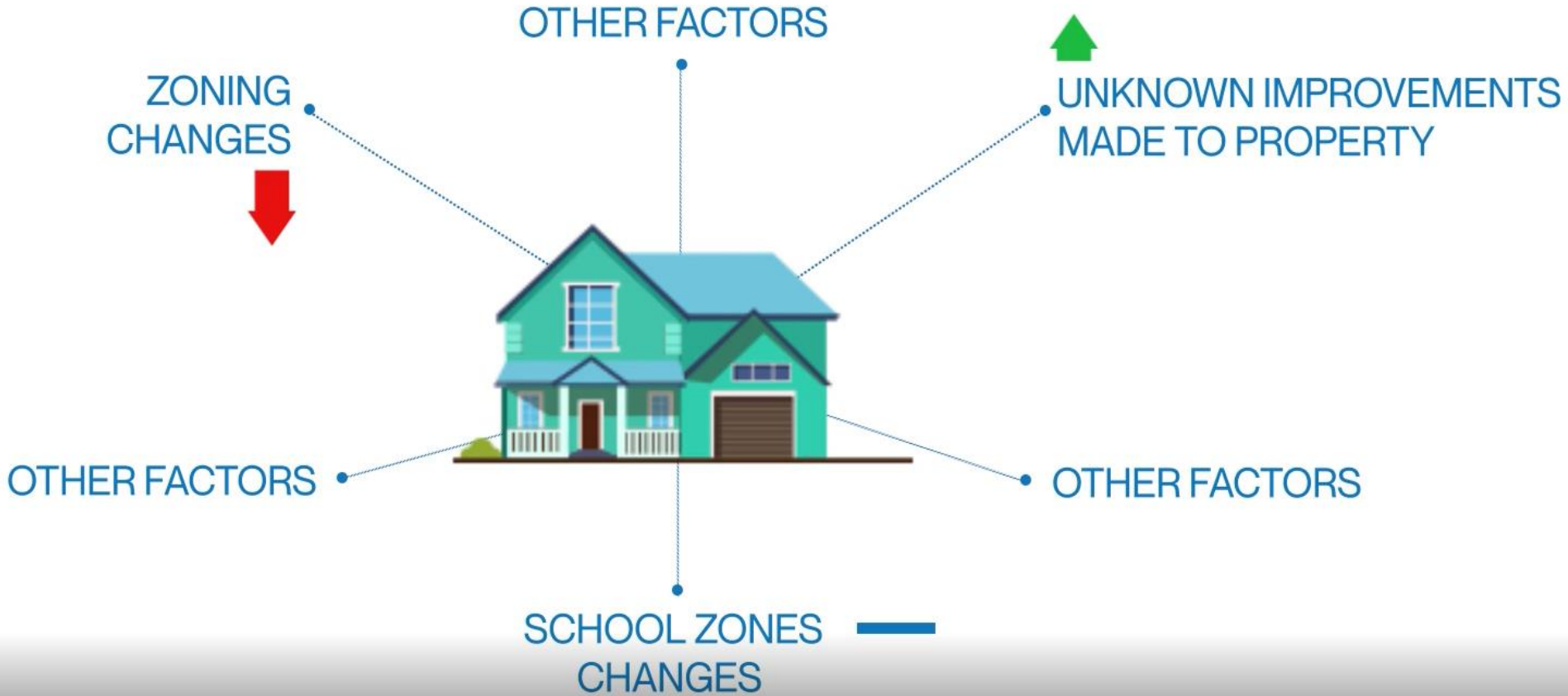


Valuer General – Revaluation Initiative



Mass appraisals → indexing submarkets

Valuer General – Revaluation Initiative

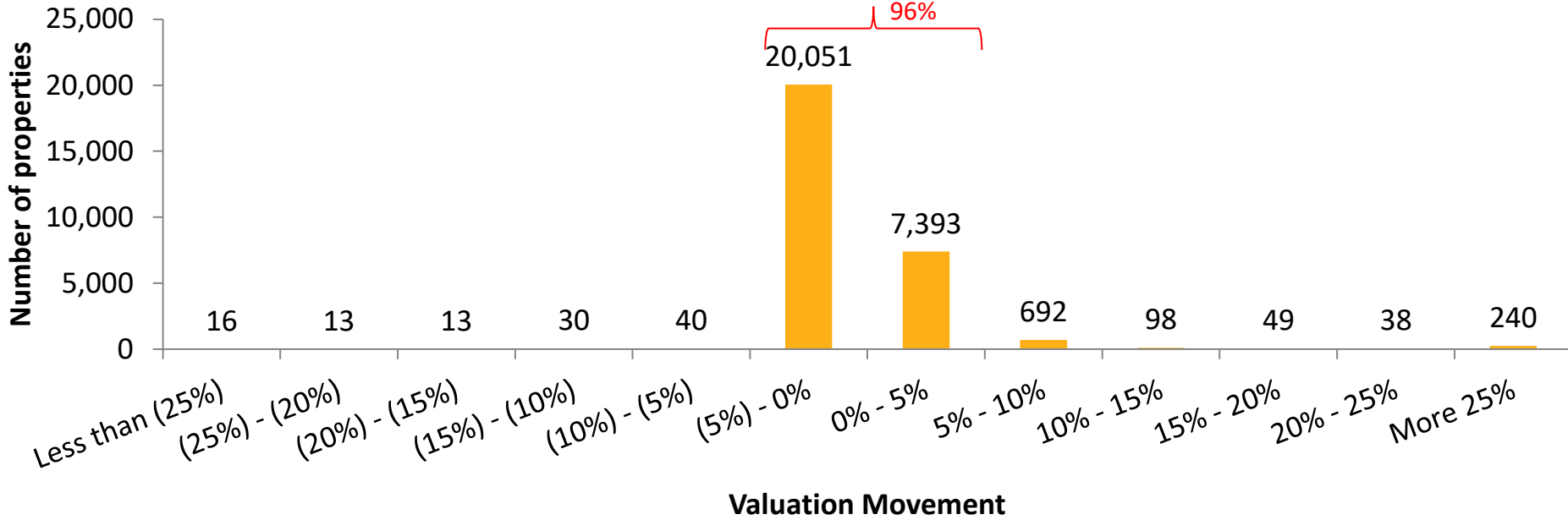


Using data to adjust *some* properties

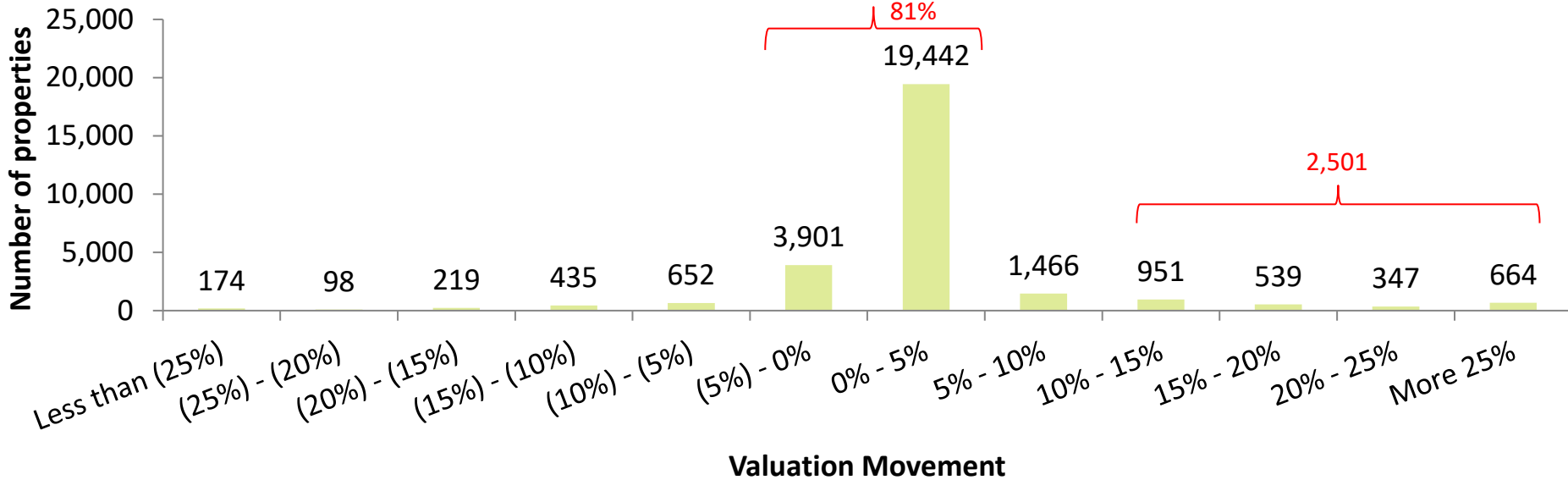
Valuer General – Revaluation Initiative



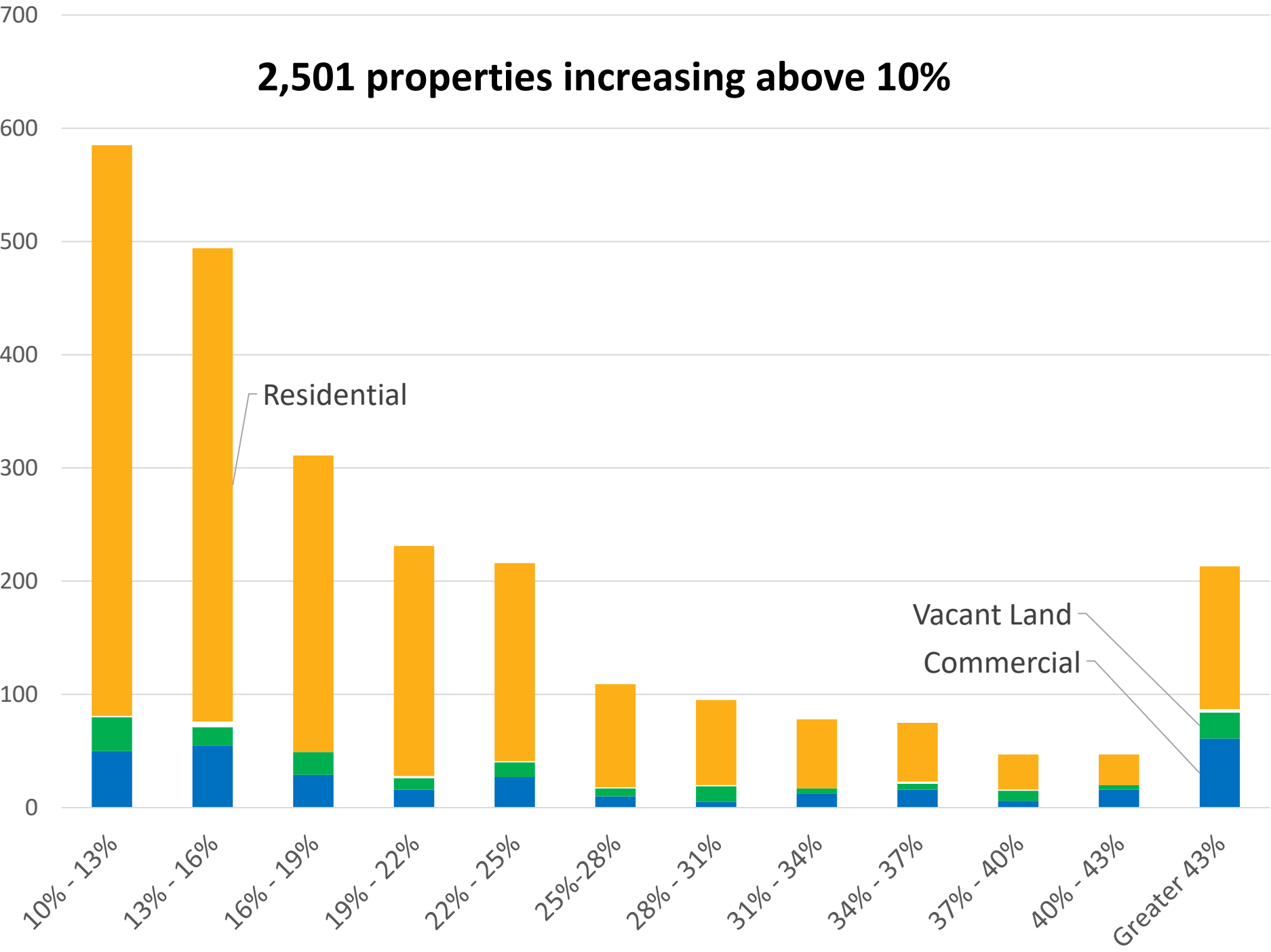
Capital Value Change - This year



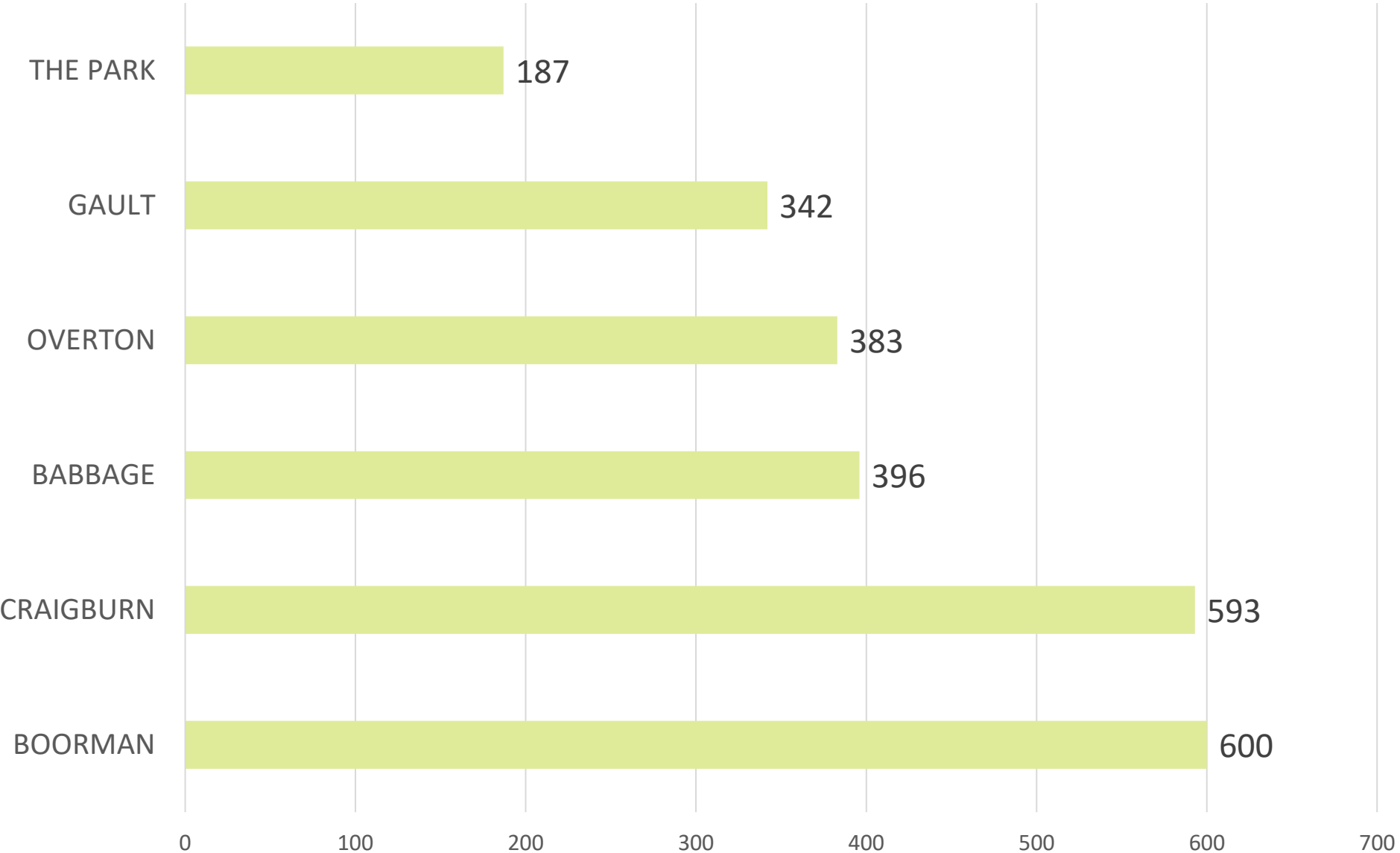
Capital Value Change - Next year



2,501 properties increasing above 10%



2,501 properties increasing above 10% - Ward



Capping



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- Increase in any one year is limited to a maximum of 12.5%
- Not eligible:
 - Significant capital improvements
 - Change in land use
 - Change in ownership

Capping - example

	2020/21	2021/22	Change
Capital Value	\$650,000	\$780,000	20% (\$130,000)
Rates without cap	\$1,870	\$2,238	20% (\$368)
Capping	-	(\$134)	
Rates with cap	\$1,870	\$2,104	12.5% (\$234)

Valuer General – Revaluation Initiative



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- Approximately 1,500 will have capping
- We will be inserting a letter to those explaining the change
- We will provide information on our website



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Questions?

