

FIRE SERVICES PROPERTY LEVY

FinPro Conference

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Property Administration

VGV issued instructions in November 2012 for Councils to:

- (a) Identify all Non-Rateable Leviable (NRL) properties - **Done**
- (b) Value all NRL properties by 31 March 2013 - **Underway**

All NRL properties are to be uploaded to the operating valuation software platform that Council's use e.g. VM2020

The valuation of all NRL properties is subject to the formal administrative process governed by law (*FSPL Act 2012, and VLA 1960*)

Valuation Components

VGW requires all NRL properties to be valued (as at 1 January 2012 level) and returned by 31 March 2013 for implementation by 1 July 2013

Thereafter, all NRL's to be valued according to the two-yearly general valuation cycle

The FSPL Guidelines as issued identify the various categories of property to be valued:

- according to the AVPCC (Exempt, Public Benefit etc)

The valuations are SV, CIV, NAV with the focus to be on CIV

Key Issues and Things to look out for

IMPLEMENTATION PHASE

CAVEAT: the quality of the data load is very much dependent on the quality of the inputs and the data field entries

Council's valuation databases are the foundation of its taxation system

The uploading of valuation data (e.g. those 12 Councils who elected to have the VG undertake the valuations of NRL's) is seen as a major issue

The uploading of the valuation data will be the responsibility of the Council

Key Issues and Things to look out for

ADMINISTRATION PHASE

Genesis for Ratepayer/Property Owner enquiry

Q1 – What was the basis of the estimates?

Q2 – How was the income from the NRL properties estimated?

The focus for owners of NRL property will be the ‘added value’ (if any) of the improvements

Property owners are receiving insurance renewal notices with the FSL component at lower levels than are likely to be effective