

PUBLIC OPEN SPACE CONTRIBUTIONS – FREQUENTLY ASKED QUESTIONS

Is public open space paid on industrial/commercial subdivisions?	Yes, it is paid on any land intended to be used for residential, industrial or commercial purposes.
How much do I have to pay?	All land (other than Urban Growth Zone) is set at 5% of the value of the land that is subject of the subdivision.
Does a sliding scale still apply to the percentage?	No, a flat rate applies to all subdivision permits.
I am only subdividing into two lots; do I still have to pay public open space?	Yes, if Council considers it possible that either lot could be further subdivided.
There is an existing dwelling on the land; do I get a discounted rate?	No, 5% applies irrespective of the number of dwellings currently occupying, or may ultimately occupy, the site.
I have completed the development part of my permit - will the new dwellings increase the valuation and will I be required to pay more?	No, as the valuation is based on the unimproved value of the land.
How is the land valued?	Council engages a Certified Practising Valuer who values the land in accordance with the relevant Acts and Regulations.
Is the value taken on just the land or is the existing house included?	The existing house is not included in the valuation as it only includes the unimproved value of the land to be subdivided. The valuation is based on recent sales of similar properties.
How much of the site is included in the valuation?	All land subject of the subdivision (ie. the entire application site) forms part of the valuation.
My rates valuation gives a totally different valuation, why is this?	Rating valuations are undertaken every two years; check the valuation date on your rate notice.
Will I get a copy of Council's valuation?	Yes, Council must give the applicant a copy of the valuation.
Can I appeal the valuation?	Yes. An appeal must be lodged within two months of the valuation and in the prescribed form set out in the <i>Valuation of Land Act 1960</i> .
Where do I lodge the appeal?	Victorian Civil and Administrative Tribunal See www.vcat.vic.gov.au for details
Why has my public open space contribution increased since the last stage of the subdivision?	A valuation only last 12 months then the land is re-valued.
Public open space was paid previously; do I have to pay it again?	No, in most circumstances public open space is paid only once.