

# Rates Application for Change of Category

Section 525 of the Local Government Act, 1993.



## ABOUT THIS FORM

Use this form to apply to the Council at any time for a review of the current category used for rating purposes. It is important that all the questions are completed and where required sketches of the property are provided. If you have documentation or any other information that you believe may be relevant please feel free to attach this documentation to your application.

The use of the property must be a legitimate use that is permitted in accordance with Council's Local Environment Plans and covered by relevant consents where necessary.

## APPLICANT DETAILS

Date of Application: .....

Title:  Mr  Mrs  Ms  Other: .....

Applicant's Name: .....

Company Name / Contact: .....

Postal Address: .....

Suburb: ..... Post Code: .....

Email: ..... Fax / DX: .....

Phone No(s): ..... Mobile: .....

## PROPERTY/LOCATION DESCRIPTION

Rates Account number: .....

Unit/Street No: ..... Street: .....

Suburb: ..... Post Code: .....

Lot No: ..... Strata/Deposited Plan Number(s): .....

Owner's Name: Surname (or Company): .....

Given Name: .....

## GET IN CONTACT

Randwick City Council  
30 Frances Street  
Randwick NSW 2031  
ABN: 77 362 844 121

Phone 1300 722 542  
Fax (02) 9319 1510  
[council@randwick.nsw.gov.au](mailto:council@randwick.nsw.gov.au)  
[www.randwick.nsw.gov.au](http://www.randwick.nsw.gov.au)

**CATEGORY OF THE LAND***(Please tick appropriate box)*

(a) What is the category of land shown on the latest Rates notice?

Residential                       Business                      OR, is the property subject to :  Mixed development

(b) What category do you believe the land should be categorised as?

Residential                       Business                      OR, is the property subject to :  Mixed development

**PREVIOUS USE OF THE LAND***(Please tick appropriate box)*

Details of the previous/prior use/s of the land (if known)

Residential home                       Shop                       Mixed development (shop and residence)

Child care centre                       Factory                       Hotel/Motel accommodation

Other (please specify) \_\_\_\_\_

If this property was a mixed development (e.g.; shop and residence) please provide the previous areas:

- Area utilised as Residential: \_\_\_\_\_ m/sq.
- Area utilised as Business: \_\_\_\_\_ m/sq.

**CURRENT USE OF THE LAND***(Please tick appropriate box)*

Details of the current use/s of the land

Residential home                       Shop                       Mixed development (shop and residence)

Child care centre                       Factory                       Hotel/Motel accommodation

Other (please specify) \_\_\_\_\_

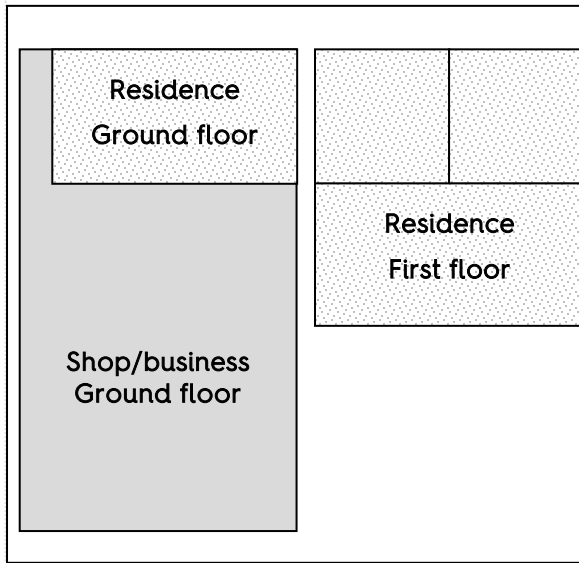
If this property is a mixed development (e.g.; shop and residence) please provide the current areas:

- Area utilised as Residential: \_\_\_\_\_ m/sq.
- Area utilised as Business: \_\_\_\_\_ m/sq.

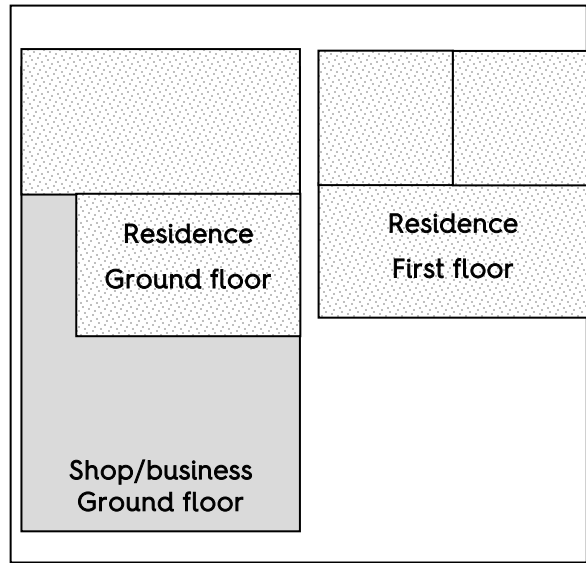
**THIS PART OF THE FORM IS FOR MIXED DEVELOPMENT PROPERTIES ONLY**

Please use this page for any diagrams/sketches of the use/s of the property showing areas used for each purpose.

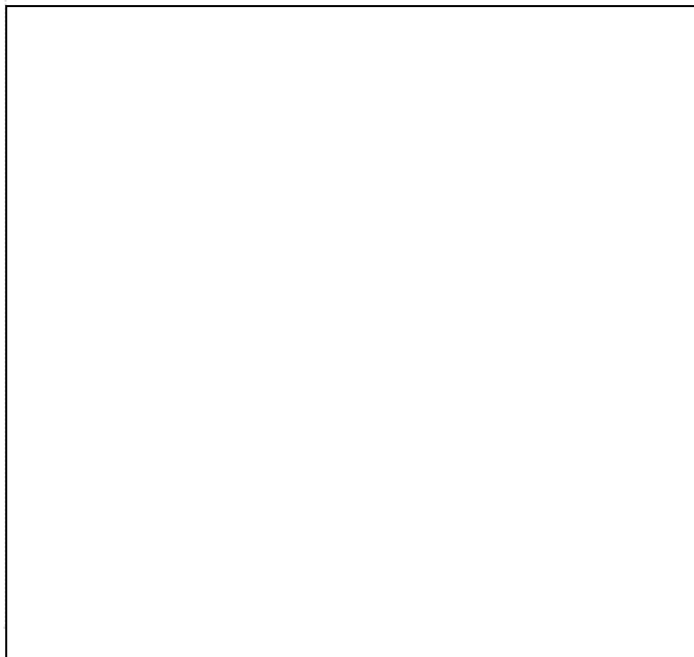
**Example sketch 1 (before)**



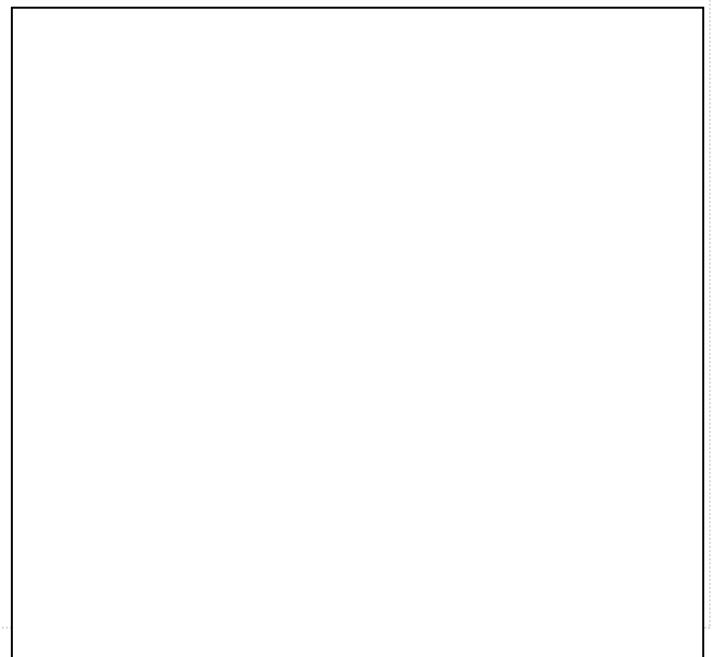
**Example sketch 2 (after)**



**Your sketch ( before)**



**Your sketch (after)**



Please note that a Mixed Development Apportionment Factor (MDAF) is determined by the Valuer General (VG) in accordance with the Valuation of Land Act, 1916. In determining a MDAF the Valuer General refers to the following definition among other criteria:

*"flat" means a room or a suite of rooms:*

- (a) occupied or used as a separate dwelling, or*
- (b) so constructed, designed or adapted as to be capable of being occupied or used as a separate dwelling,*

In determining an MDAF, the VG seeks to satisfy that both the residential (flat) component and the commercial component have separate access and amenities.

**ADDITIONAL INFORMATION**

Use this section to add any additional information that you feel is relevant in support of your application.

**DECLARATION**

I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected, and that
- more information may be requested to process my application.

Signature: .....

Name: ..... Date: .....

## HOW TO LODGE THIS APPLICATION

EMAIL: [council@randwick.nsw.gov.au](mailto:council@randwick.nsw.gov.au) OR BY MAIL OR OVER THE COUNTER

Address the Application to: Randwick City Council

Post: 30 Frances Street, Randwick NSW 2031

DX: DX 4121 Maroubra Junction

Fax: (02) 9319 1510

Courier or Personal Delivery to our Customer Service Centre 30 Frances Street Randwick Open 8:30am – 5:00pm, Mon-Fri

## PRIVACY NOTIFICATION

The personal details requested on this form are required under Section 525 of the Local Government Act, 1993 and will only be used in connection with the requirements of this legislation. Access to this information is restricted to Council officers and other people authorised by Council or under the Act. Council is to be regarded as the agency that holds the information. You may make application for access or amendment to information held by Council. You may also request Council to suppress your personal information from a public register.

## OFFICE USE ONLY

Site Inspection Report: .....

.....

.....

Photographic Record (attach if relevant): .....

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.....

Rental Considerations (if relevant): .....

.....

.....

Development history – Applications (if applicable): .....

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Internet search (if relevant): .....

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### Determination of category post review

What is the dominant use of the land?

Residential  Business

Is it relevant to refer to the VG on the owner's behalf (with the owner's consent) to determine whether a MDAF applies to the property?

Yes  No  N/A

What is the outcome of the review?

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.....  
.....  
.....

Council Officer:

.....

Signature:

.....

Date:

.....