

## SEYMOUR SHIRE BUILDING PERMITS

CONTINUE TO ESCALATE UNDER SITE VALUE RATING

Three years have now passed since Seymour Shire changed over to rating site values instead of penalising owners who build or make improvements upon their properties and it is now time to assess the results. The means to do so exists with the publication by the Victorian office of the Australian Bureau of Statistics in its quarterly publication of data on the building permits issued by the Shire. The catalogue number is 8702.2.

The Shire's performance before and after that change has been studied by the Land Values Research Group and the results are recorded below. They cover three years before and after the change.

Year Ending 30th Sept.	Values of Building Permits Issued for:				
	Nos. of Dwellings	New Dwellings	Alterations & Additions to Dwellings	Building Other	All new
<b>Buildings Un-Taxed</b>					
1984	131	5,270	78	3,215	8,563
1983	89	3,672	143	584	4,399
1982	63	2,412	135	2,769	5,316
<b>Buildings Taxed</b>					
1981	58	1,998	22	988	3,008
1980	56	1,760	56	1,544	3,361
1979	68	1,905	62	845	2,812

The highlights of the building permits issued in the three years experience of Seymour Shire under Site Value rating, as compared with the previous three years experience under rating of owners' improvements, are as follows:

(1) The three years of taxed dwellings which preceded the change to Site Value were periods of declining or comparatively stagnant building.

- (2) By contrast the three years since un-taxing buildings have experienced progressively increasing new dwelling activity. The number of dwelling permits issued in the last year of N.A.V. rating was 58 compared with 131 in the latest year under the Site Value system (i.e. 225% more).
- (3) Similarly the value of the dwelling permits issued in the last year of the N.A.V. system was only \$1,998,000. By contrast the corresponding figure for 1984 for the latest year under Site Value was \$5,270,000 (i.e. 264% more).
- (4) Similarly, the value of all new building permits in 1981, the last year of N.A.V. rating, was \$3,008,000. By contrast the corresponding value of the new building permits for 1984 under Site Value was \$8,563,000 (i.e. 285% more).

These figures for Seymour confirm experience elsewhere that property owners respond almost immediately by constructing new, more and better quality buildings of all types, when they know that they will not attract higher taxes through the rating system for doing so.

Those councils which continue to tax improvements are throttling down the scale of development of whatever resources their districts possess and accentuating the "drift to the city".

Un-taxing improvements introduces a new life process which will better all sections of the local community wherever it is tried.

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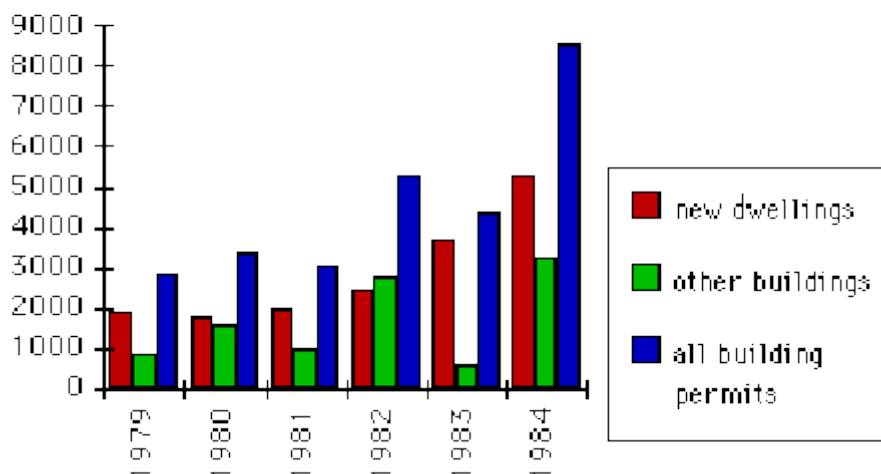
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# SEYMOUR RESEARCH

Seymour Shire changed over to rating site values in 1982, instead of penalising owners prior to this who built or made improvements upon their properties. Seymour shire lies approximately 100 kilometres north of Melbourne.

The results of the change to the rates base have been examined for the three years prior and after this change

**Seymour Shire building permits**  
**\$000's**



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