



## Gross Rental Value Valuation Policy 3.108

### Valuation of Caravan Parks/Park Home Villages and the Status of the Improvements as Fixtures or Chattels

#### Policy

For the determination of Gross Rental Value for Caravan Parks and Park Home Villages, each site capable of occupation on a year to year basis (Long Stay and Park Home sites) shall be valued separately and aggregated with the Gross Rental Value of the balance (if any), of the Caravan Park/Village, determined on a head tenancy basis.

In determining the Gross Rental Value of land within a Caravan Park, the value **will not include** any structure or annex to such a structure that is/was designed to be mobile or portable although capable of being occupied for the purpose of short or long term accommodation.

**Caravan and Onsite Vans** will be treated as **chattels** and therefore **will not be included** in the determination of the Gross Rental Value.

**Park Homes** will be treated as **chattels** and **will not be included** in the determination of the Gross Rental Value.

**Chalets/Units/Villas** will be treated as **fixtures** and therefore **will be included** in the determination of the Gross Rental Value.

#### Date of Most Recent Review

31 January 2006

#### Authorising Officer

A handwritten signature in black ink, appearing to read 'G Fenner'.

G Fenner, Valuer General