



Gross Rental Value Valuation Policy 3.107

Gross Rental Value for a Portion of a Lot

Background

The *Valuation of Land Act 1978* Section 18 prescribes that the Valuer General shall determine values for 'rateable land'. According to Section 4 of the Act, rateable land means 'land for which any rate or tax is assessed under any of the rating or taxing acts by a rating authority'.

It is the rating authority that determines what land is rateable and where provided for, on what valuation basis. It is open to a rating authority to define a portion of a lot as 'the land to be rated and therefore valued'. However, if less than a lot is defined as rateable land it must be because the balance of the lot is either not rated at all or because the balance is to be rated on a different valuation basis. This precludes a rating authority declaring an unsubdivided lot as comprising various portions requiring individual Gross Rental Values.

It is quite common for one portion of a lot to be rated on the Gross Rental Value basis and the balance on Unimproved Value. This may arise from the prescribed Gross Rental Value boundary being fixed by reference to a Town Planning Scheme zoning boundary, a known future subdivisional boundary, or by technical description provided by local government.

Policy

In determining the Gross Rental Value for a portion of a lot, the value is to be obtained by first valuing the whole of the land and apportioning that value to the parts on the basis of the actual location of any improvements, topographical features and the development potential of the land.

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