



Unimproved Values - Rural Valuation Policy 4.310

Group Valuations – Unimproved Values in Rural Areas

Legislative Authority

Valuation of Land Act 1978, Sections 4(1), 18, 23

Legal Precedent

Gilbert – v – Hickenbottom – 1956 2.Q.B40
Colonial Sugar Refining Co Ltd - v - Valuer General 1970 QCLR 176

Background

Rural land may be held in common ownership in one or more parcels. Where parcels adjoin, the Valuer General must determine whether a group valuation is to apply.

Policy

Contiguous rural land held in the same ownership used and occupied as one property and which would normally be expected to sell as one holding, is to be valued as a single valuation entity.

Individual values will apply to land except where it can be demonstrated that:

- The lots are contiguous and in common ownership.
- The lots are used and occupied as one holding and would normally be expected to sell as one holding.
- The current contiguity and use will continue into the foreseeable future.
- The basis of valuation is confirmed by sales evidence.

Definitions:

“Contiguous”

- a) Where survey boundaries abut or adjoin.
- b) Where locations or lots are separated by a road, drain or watercourse reserve, they may be deemed contiguous.
- c) In exceptional circumstances, some properties may be deemed by the Valuer General to be contiguous, even though their boundaries do not strictly adjoin. In such cases, the matter should be referred to the Valuer General or appropriate Chief Valuer, who may be guided by advice provided by the local government.



"Same Ownership"

- a) Same names as per Certificate of Title.
- b) Ratepayer's name for recording on the Valuation Rolls, advised by the local government authority.

Date Policy Came into Force

14 November 2003

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