



**Gross Rental Value  
Valuation Policy 3.114  
Inclusion of Goods and Services Tax (GST) in  
Gross Rental Value**

**Background**

Under the *Valuation of Land Act 1978*, broad definition of Gross Rental Value is:

*'the gross annual rental that the land might reasonably be expected to realize if let on a tenancy from year to year upon condition that the landlord were liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land ...'*

**Legislative Authority**

*Valuation of Land Act 1978* Section 4 – Gross Rental Value.

**Policy**

Where the land itself is land that can constitute a taxable supply, an assessment of the Gross Rental Value will include GST, being a tax for which the hypothetical landlord is liable.

**Date Policy Came into Force**

1 July 2000.

**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