

**Version No. 005**  
**Valuation of Land (General and  
Supplementary Valuation) Regulations 2003**

**S.R. No. 153/2003**

Version incorporating amendments as at 1 May 2009

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**Version No. 005**  
**Valuation of Land (General and  
Supplementary Valuation) Regulations 2003**  
**S.R. No. 153/2003**

Version incorporating amendments as at 1 May 2009

**1 Objective**

The objective of these Regulations is to prescribe certain forms relating to the general valuation of rateable land in the area of a rating authority.

**2 Authorising provision**

These Regulations are made under section 52 of the **Valuation of Land Act 1960**.

**3 Revocation**

The Valuation of Land (General Valuations) Regulations 1994<sup>1</sup> are **revoked**.

**4 Definitions**

In these Regulations—

*data storage device* means any article or material, including a disk, from which information is capable of being reproduced, with or without the aid of any other article or device;

*the Act* means the **Valuation of Land Act 1960**.

**5 Form of notification of resolution by rating authority**

A notice of resolution to cause a general valuation to be made under section 6(1) of the Act must be made in the form of Form 1 in Schedule 1.

## **6 Form of report to Valuer-General**

For the purposes of section 7(2A) of the Act, a report of a general valuation is in the prescribed form if—

- (a) it is data, text or images stored on a data storage device; and
- (b) it sets out details of the information listed in Forms 2 and 3 in Schedule 1 where relevant and applicable to a particular property or class of properties.

Reg. 6A  
inserted by  
No. 117/2006  
reg. 5.

## **6A Form of return of report of supplementary valuation to the Valuer-General**

For the purposes of section 13DFA(1) of the Act, a supplementary valuation report is in the prescribed form if—

- (a) it is data, text or images stored on a data storage device; and
- (b) it sets out details of the information listed in Form 3 in Schedule 1 where relevant and applicable to a particular property or class of properties.

## **7 Form of return of valuation to council**

For the purposes of section 13DH(1) of the Act, a valuation is returned in the prescribed form if it—

- (a) is data, text or images stored on a data storage device; and
- (b) sets out details of the information listed in Form 3 in Schedule 1 where relevant and applicable to a particular property or class of properties.

**7A Information contained in objection**

For the purposes of section 16(2)(a) of the Act, the prescribed information to be contained in an objection is the information set out in Form 4 of Schedule 1.

Reg. 7A  
inserted by  
No. 117/2006  
reg. 6.

**8 Codes may be used in reports and valuations**

- (1) A report of a general valuation and a valuation may provide details of the following matters for each property assessed by reference to the appropriate code for the matter that is set out in Schedule 2—
  - (a) encumbrances;
  - (b) land classification;
  - (c) topography;
  - (d) building condition.
- (2) A report of a general valuation and a valuation may provide details of the following matters for each property classified as residential land by reference to the appropriate code for the matter that is set out in Schedule 2—
  - (a) shape of site;
  - (b) quality of style of any building.
- (3) A report of a general valuation and a valuation may provide details of the following matters for each property classified as rural production land by reference to the appropriate code for the matter that is set out in Schedule 2—
  - (a) access;
  - (b) water supply;
  - (c) fencing condition;
  - (d) pasture condition.

r. 9

S.R. No. 153/2003

Reg. 9  
inserted by  
S.R. No.  
78/2007 reg. 3.

**9 Prescribed amount for exchange of information on certain objections**

For the purposes of Part III of the Act, the prescribed amount is—

- (a) a net annual value of \$60 000; or
- (b) a site value of \$750 000; or
- (c) a capital improved value of \$1 000 000.

Reg. 10  
inserted by  
S.R. No.  
78/2007 reg. 3.

**10 Prescribed information to be given by rating authority on valuation**

For the purposes of section 20(2) of the Act, the prescribed information is—

- (a) the address of the property;
- (b) the rating authority's property reference number;
- (c) a response to the information contained in the written objection, if appropriate; and
- (d) a description of the rating authority's valuation approach including, if appropriate, the sales or rentals generally relied on.

Reg. 11  
inserted by  
S.R. No.  
41/2009 reg. 6.

**11 Oath of fidelity and secrecy**

For the purposes of section 3A(3)(b) of the **Valuation of Land Act 1960**, the prescribed oath of fidelity and secrecy is set out in Schedule 3.

## SCHEDULES

### SCHEDULE 1

#### FORM 1

Regulation 5

#### Valuation of Land Act 1960

Valuation of Land (General Valuation) Regulations 2003

#### NOTICE OF RESOLUTION UNDER SECTION 6(1)

On behalf of [*name of rating authority*], notice is given that it resolved at its meeting on [*date*] to cause a general valuation to be made of all rateable land in [*description of the rating area*] or in the subdivisions of [*description*] within [*rating area(s)*].

The valuation is to be returned not later than [*date*] and the valuer or valuers [*to be*] appointed are [*name(s)*].

Notice of this general valuation has been sent to [*names of relevant authorities*].

Signed:

Date:

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Valuation of Land (General and Supplementary Valuation) Regulations 2003

**Sch. 1**

S.R. No. 153/2003

**Sch. 1 Form 2**  
substituted by  
S.R. No.  
117/2006  
reg. 7.

**FORM 2**

Regulation 6

**REPORT OF GENERAL VALUATION**

**Valuation summary**

| Area   | Date valuation was<br>returned to rating<br>authority— | Date of previous<br>valuation returned to<br>rating authority— | Name of<br>Rating<br>Authority— | Basis of rating— |   |       |
|--|--|--|---------------------------------|------------------|---|-------|
|  | Level of value<br>date—                                | Level of value date of<br>previous valuation—                  |                                 |                  |   |       |
|  | Residential  | Commercial   | Industrial                      | Rural            | Other<br>(excluding<br>Non<br>Rateable) | Total |
| Number of<br>assessments<br>with buildings       |  |  |                                 |                  |   |       |
| Number of<br>assessments<br>without<br>buildings |  |  |                                 |                  |   |       |
| Total Net<br>Annual Value                        |  |  |                                 |                  |   |       |
| Total Site<br>Value                              |  |  |                                 |                  |   |       |
| Total Capital<br>Improved<br>Value               |  |  |                                 |                  |   |       |



Valuation of Land (General and Supplementary Valuation) Regulations 2003

S.R. No. 153/2003

Sch. 1

**Summary of previous valuation details as amended to the end of the rating year immediately preceding the current valuation**

|   | Residential | Commercial | Industrial | Rural | Other (excluding<br>Non Rateable) | Total |
|---|-------------|------------|------------|-------|-----------------------------------|-------|
| Number of assessments with buildings    |             |            |            |       |                                   |       |
| Number of assessments without buildings |             |            |            |       |                                   |       |
| Total Net Annual Value                  |             |            |            |       |                                   |       |
| Total Site Value                        |             |            |            |       |                                   |       |
| Total Capital Improved Value            |             |            |            |       |                                   |       |

**General Comments**

- (1) List and comment on the percentage change between this valuation and the previous valuation for each of the following land classifications—
  - (a) residential;
  - (b) commercial;
  - (c) industrial;
  - (d) rural production.
- (2) Specify the impact of any amendments to planning schemes, local laws, etc. on the valuation.
- (3) Comment on development in the area of the rating authority, recent trends, geographical, social and other factors influencing general levels of valuation of properties in the area of the rating authority.

Signed:

Name and Title:

Date:

\_\_\_\_\_

Sch. 1 Form 3  
amended by  
S.R. No.  
117/2006  
reg. 8.

**FORM 3**

Regulations 6, 6A and 7

**INFORMATION IN REPORT AND RETURN OF GENERAL AND  
SUPPLEMENTARY VALUATION**

**PART A**

**For each property assessed**

1. The address of the property.
2. Name or number of the relevant sub-market group.
3. The rating authority's property reference number.
4. For each owner, the surname and given and other names of the owner and their postal address.
5. The standard parcel identifier or identifiers.  
If there is no standard parcel identifier, the lot and plan number or numbers relevant to the property.  
If there is no standard parcel identifier or relevant lot and plan number, the Crown allotment, the section number and the parish.
6. The area of the property in square metres or hectares.
7. The applicable planning scheme zoning.
8. The relevant encumbrances code.
9. The relevant land classification code.
10. The relevant topography code.
11. The available services.
12. If there are improvements to the property—
  - (a) the external materials used to construct any building on the property; and
  - (b) the date of construction of any building on the property; and
  - (c) the relevant building condition code.
13. The last sale price and the contract date of the last sale.
14. The level of value date for the valuation.

15. The site value at the level of value date.
16. The capital improved value at the level of value date.
17. The net annual value at the level of value date.
18. The previous valuations for site value, capital improved value and net annual value and the relevant level of value date.
19. Date of last inspection of the property.

## **PART B**

### **B1 For each property classified as residential land**

1. The dimensions of the property's principal street frontage in metres.
2. The shape of site.
3. The quality of style (unless the property is vacant land).
4. The gross floor area in square metres of any building on the property.
5. The number of bedrooms contained in any building on the property.
6. Details of any other structural improvements erected on the property.

### **B2 For each property classified as commercial or industrial land**

1. The nature of occupancy of any building on the property.
2. The lettable area of any buildings on the property in square metres.
3. The commencement date and term in years of any lease relating to the property.
4. The actual net or gross rent or both payable per year, as specified in any lease.
5. Details of rent reviews specified in any lease.
6. Details of any incentives provided by the lessor in relation to the letting of the property.
7. Details of any outgoings relevant to the lease and the name of the person responsible for those outgoings.
8. The number of car parking spaces on the property or associated with any lease relating to the property and the annual rent payable for those spaces.

**B3 For each property classified as rural production land**

1. A detailed description of the major soil types or topographical features on the property with the area of each type in hectares.
  2. Details of the type and extent of any vegetation or planting found on the property with the area of each type in hectares.
  3. The total area of the property in hectares that is suitable for cultivation.
  4. The total area of the property in hectares that is not suitable for cultivation.
  5. The access.
  6. The water supply.
  7. The fencing condition.
  8. Details of the existence and extent of any water rights, licences or permits relating to the property.
  9. The pasture condition.
  10. The road address of the property.
  11. Details of any leases or licences for unused roads or water frontages.
  12. The gross floor area in square metres for the main dwelling on the property (if any).
  13. The gross floor area in square metres for any additional dwelling or other structural improvements to the property.
-

**FORM 4**

Regulation 7A

Sch. 1 Form 4  
inserted by  
S.R. No.  
117/2006  
reg. 9.

**INFORMATION REQUIRED FOR OBJECTION TO VALUATION**

**PART A**

**For each property objected to**

1. The address of the property.
2. The rating authority's property reference number.
3. The name of the aggrieved person and whether that person is an owner and/or occupier.
4. The postal address of the aggrieved person (if different to subject property).
5. The telephone contact details of the aggrieved person.
6. The area of the property in square metres or hectares.
7. The date of lodgement of the objection.
8. The value or values for which an objection is being lodged.

**PART B**

**B1 For each property classified as residential land**

1. The description of the dwelling including the area in square metres.
2. The details of any structural improvements erected on the property.

**B2 For each property classified as commercial or industrial land**

1. The gross area of any buildings on the property in square metres.
2. The lettable area of any buildings on the property in square metres.
3. The nature of occupancy of any building on the property.
4. The commencement date and term in years of any lease relating to the property.
5. The actual net and/or gross rent payable per year, as specified in any lease.

6. The details of rent reviews specified in any lease.
7. The details of any incentives provided by the lessor in relation to the letting of the property.
8. The details of any outgoings relevant to the lease and the name of the person responsible for those outgoings.
9. The number of car parking spaces on the property or associated with any lease relating to the property and the annual rent payable for those spaces.
10. The details of any fixed plant.

**B3 For each property classified as rural production land**

1. A description of the major soil types and topographical features on the property with the area of each type in hectares.
  2. The details of the type and extent of any vegetation or planting found on the property with the area of each type in hectares.
  3. The details of the existence and extent of any irrigation including details of user permit and access rights, and any dam and bore licences.
  4. A description of the fencing, pastures and water supply on the property.
  5. The details of any leases or licences for unused roads or water frontages.
  6. A description of the main dwelling on the property (if any).
  7. A description of any additional dwelling or other structural improvements to the property including any fixed plant.
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**SCHEDULE 2**

Regulation 8

Sch. 2  
substituted by  
S.R. No.  
117/2006  
reg. 10.**CODES****CODES FOR PROPERTY****1 Encumbrances****Code Description**

- 1 The encumbrances cause a reduction in the total property's land value by more than 25%
- 2 The encumbrances cause a reduction in the total property's land value by more than 10% but not more than 25%
- 3 The encumbrances cause a reduction in the total property's land value by up to 10%
- 4 The encumbrances have a nil or negligible influence on the total property's land value
- 5 The encumbrances have a positive influence on the total property's land value

**2 Land classification****Code Description****Cancelled or Non-Active Assessments**

- 000 Cancelled Assessments/History
- 010 Mastercard/Header/Parent Assessments—Residential
- 020 Mastercard/Header/Parent Assessments—Commercial
- 030 Mastercard/Header/Parent Assessments—Retail
- 040 Mastercard/Header/Parent Assessments—Industrial

- 060 Mastercard/Header/Parent Assessments—Rural Production
- 070 Mastercard/Header/Parent Assessments—Other
- 080 Unspecified—Cancelled or Non-Active Assessments

**Residential land classification codes**

- 101 Air Space Development Site—Residential
- 103 Apartment House
- 105 Boarding House
- 107 Bungalow/Granny Flat
- 111 Dwelling with Shop/Office
- 113 Flat in House
- 115 Garage/Outbuilding
- 119 Half Pair or Duplex (Owner Occupier)
- 121 Half Pair or Duplex (Tenanted)
- 123 Half Pair or Duplex (Subdivided)
- 124 Vacant Rural Residential (land 0.4 to 20 hectares)
- 125 Rural Residential (no house, land 0.4 to 20 hectares)
- 126 Rural Residential (with house, land 0.4 to 20 hectares)
- 127 Hostel
- 135 Detached House
- 145 Terrace
- 160 OYO Cluster Unit
- 161 OYO Company Share Flat
- 162 OYO Company Share Unit
- 163 Strata Dwelling



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|     |  |
|-----|--|
| 164 | OYO Strata Flat                                      |
| 165 | OYO Strata Unit                                      |
| 166 | OYO Stratum Flat                                     |
| 167 | OYO Stratum Unit                                     |
| 168 | OYO Subdivided Dwelling                              |
| 169 | OYO Subdivided Flat                                  |
| 170 | OYO Subdivided Unit                                  |
| 172 | Religious Residential (manse, convent etc.)          |
| 180 | Residential College/Quarters                         |
| 181 | Residential Land (Part Restructure)                  |
| 182 | Retirement Unit                                      |
| 183 | Retirement Village—Apartments                        |
| 184 | Retirement Village—Community Centre                  |
| 186 | Special Accommodation House                          |
| 187 | Storage Area—Residential                             |
| 188 | Land with capability for subdivision                 |
| 189 | Subdivided land consisting of multiple lots          |
| 190 | Unspecified—Residential and Accommodation            |
| 195 | Vacant Residential Land                              |
| 196 | Residential Land (with buildings which add no value) |
| 509 | Boat Shed/Bathing Box                                |
| 518 | Church/Place of Worship                              |
| 533 | Foreshore Reserve                                    |
| 566 | Plantation Reserve                                   |
| 572 | Recreation Reserve                                   |
| 575 | Reserve—Outdoor Park and Facilities                  |
| 578 | Reserve for Drainage Purposes                        |

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|---|---------------------------------------|
| 636   | House and Curtilage                   |
| 710   | Car Park—Open Air—Residential         |
| 714   | Car Park—Undercover—Residential       |
| <b>Commercial land classification codes</b> |                                       |
| 106   | Bed and Breakfast                     |
| 109   | Caravan Park                          |
| 117   | Guest House                           |
| 129   | Hotel                                 |
| 131   | Hotel and Gaming Venue                |
| 133   | Hotel/Motel                           |
| 154   | Kennels/Cattery                       |
| 156   | Motel                                 |
| 176   | Rental Flat (Owner Occupied)          |
| 178   | Rental Flat (Tenanted)                |
| 185   | Serviced Apartment                    |
| 192   | Tourist Accommodation/Holiday Flats   |
| 194   | Tourist Resort Complex                |
| 205   | Air Space Development Site—Commercial |
| 210   | Brothel                               |
| 215   | Car Wash                              |
| 220   | Display Yard                          |
| 225   | Funeral Parlour/Mortuary              |
| 230   | Office                                |
| 235   | Office (Converted Dwelling)           |
| 240   | Office—Ground Level                   |
| 245   | Office—Upper Level                    |
| 250   | Office and Dwelling                   |

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|-----|---|
| 255 | Reception/Function Centre                           |
| 260 | Service Station                                     |
| 265 | Serviced Office                                     |
| 270 | Sign  |
| 275 | Strata/Subdivided Office                            |
| 280 | Studio  |
| 285 | Workroom  |
| 290 | Unspecified—Commercial                              |
| 295 | Vacant Commercial Land                              |
| 296 | Commercial Land (with buildings which add no value) |
| 304 | Air Space Development Site—Retail                   |
| 308 | Automatic Teller Machine                            |
| 312 | Bank  |
| 316 | Café  |
| 320 | Car Sales Yard                                      |
| 324 | Convenience Store/Fast Food                         |
| 328 | Department/Discount Department Store                |
| 332 | Fast Food Restaurant                                |
| 336 | Kiosk   |
| 340 | Licensed Supermarket                                |
| 344 | Liquor Store  |
| 348 | Market Stall  |
| 352 | Plant Nursery/Garden Supplies                       |
| 356 | Restaurant  |
| 360 | Shop  |
| 362 | Shop (part of a larger complex)                     |
| 364 | Shop and Dwelling                                   |

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|-----|---|
| 368 | Showroom  |
| 372 | Supermarket                                     |
| 376 | Tavern Bar                                      |
| 380 | Timber Yard/Trade Supplies                      |
| 390 | Unspecified—Retail Trade                        |
| 395 | Vacant Retail Land                              |
| 396 | Retail Land (with buildings which add no value) |
| 503 | Amusement/Tourist Park                          |
| 506 | Bingo Centre                                    |
| 512 | Bowling Alley                                   |
| 515 | Bowling Club                                    |
| 521 | Cinema/Theatre                                  |
| 524 | Club/Clubroom                                   |
| 527 | Entertainment Centre                            |
| 536 | Gallery/Museum                                  |
| 539 | Gaming Venue/Casino                             |
| 542 | Golf Course/Driving Range                       |
| 545 | Gymnasium/Health Club                           |
| 548 | Hall/Auditorium                                 |
| 551 | Indoor Sports Complex                           |
| 554 | Library   |
| 560 | Nightclub/Cabaret                               |
| 563 | Outdoor Sports and Recreation Complex/Camp      |
| 569 | Racecourse/Racetrack                            |
| 584 | Squash Courts                                   |
| 586 | Swimming Pool                                   |
| 588 | Tennis Club                                     |

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| 590 | Unspecified—Culture, Recreation and Sport |
| 595 | Vacant Land—Culture, Recreation and Sport |
| 598 | Yacht Club                                |
| 702 | Airport/Airfield                          |
| 706 | Bus Terminal                              |
| 708 | Car Park—Open Air—Commercial              |
| 712 | Car Park—Undercover—Commercial            |
| 726 | Marina                                    |
| 730 | Post Office                               |
| 758 | Television/Radio Station                  |
| 803 | Ambulance Station                         |
| 806 | Cemetery/Crematorium                      |
| 809 | Child Care Centre                         |
| 812 | Child Welfare and Preschool               |
| 815 | Child Welfare Centre                      |
| 818 | Community Health Centre                   |
| 821 | Corrective Institution                    |
| 824 | Dental Clinic                             |
| 827 | Diagnostic Centre/X-Ray                   |
| 830 | Doctor's Surgery                          |
| 839 | Hospital—Private                          |
| 842 | Hospital—Public                           |
| 845 | Institutional Building                    |
| 848 | Kindergarten                              |
| 851 | Laboratory                                |
| 854 | Medical Centre/Surgery                    |
| 863 | Municipal Offices                         |

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| 866   | Nursing Home                                      |
| 869   | Police Station                                    |
| 872   | Pre School  |
| 875   | Primary School                                    |
| 878   | Private Education Centre                          |
| 881   | Public/Government Building                        |
| 884   | Public Convenience/Pavilion                       |
| 887   | Secondary School/College                          |
| 889   | Senior Citizens Clubrooms                         |
| 890   | Unspecified—Services—Public, Education and Health |
| 892   | Tertiary Education Institution                    |
| 895   | Vacant Land—Services—Public, Education and Health |
| 897   | Veterinary Clinic                                 |
| <b>Industrial land classification codes</b> |   |
| 404   | Abattoirs   |
| 408   | Air Space Development Site—Industrial             |
| 412   | Concrete Batching Plant                           |
| 416   | Dairy   |
| 420   | Depot   |
| 424   | Factory/Warehouse                                 |
| 428   | Factory   |
| 432   | Factory Unit                                      |
| 436   | Garage/Motor Vehicle Repairs                      |
| 440   | Heavy Industrial                                  |
| 444   | Ice Works   |
| 448   | Office/Factory                                    |

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| 452 | Office/Warehouse                                    |
| 456 | Oil Refinery/Depot                                  |
| 460 | Petrochemical Plant                                 |
| 464 | Processing Plant                                    |
| 468 | Sawmill   |
| 472 | Store   |
| 476 | Tank Farm (Gas, Petrochemicals etc.)                |
| 480 | Tannery   |
| 484 | Workshop  |
| 487 | Wrecking Yard                                       |
| 490 | Unspecified—Industrial and Manufacturing            |
| 492 | Unspecified—Heavy Industrial                        |
| 495 | Vacant Industrial Land                              |
| 496 | Industrial Land (with buildings which add no value) |
| 498 | Warehouse   |
| 581 | Shooting/Pistol Range                               |
| 704 | Aviation Workshop/Hangar                            |
| 716 | Cool Store/Cool Room                                |
| 718 | Dockyard  |
| 720 | Electrical Substation Reserve                       |
| 722 | Hardstand/Storage Yard                              |
| 724 | Mail Centre   |
| 727 | Wind Energy Facility (wind farm)                    |
| 728 | Pipeline  |
| 729 | Power Generation Plant                              |
| 732 | Public Utility—Drainage                             |
| 734 | Public Utility—Electricity                          |

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| 736 | Public Utility—Gas Supply                                    |
| 738 | Public Utility—Sewerage                                      |
| 740 | Public Utility—Telecommunications                            |
| 742 | Public Utility—Unspecified/Easement                          |
| 744 | Public Utility—Water Supply                                  |
| 746 | Railway Station/Yard   |
| 748 | Reservoir  |
| 750 | Road/Highway   |
| 752 | Silos  |
| 754 | Telephone Exchange   |
| 756 | Telecommunication Tower                                      |
| 760 | Tip/Garbage Refuse Station                                   |
| 762 | Tramway/Light Rail   |
| 764 | Transport Terminal   |
| 766 | Weighbridge  |
| 768 | Wharf/Pier   |
| 790 | Unspecified—Transport, Storage, Utilities and Communications |
| 795 | Vacant Land—Transport, Storage, Utilities and Communications |
| 833 | Emergency Service  |
| 836 | Fire Station   |
| 857 | Military Base  |
| 860 | Military Quarters  |
| 910 | Extractive Industry (Less than 2 metres)                     |
| 920 | Quarry   |
| 930 | Mine—Tunnel  |
| 940 | Mine—Open Cut  |

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990 Unspecified—Mining and Other

995 Vacant Land—Mining and Other

**Rural production land classification codes**

530 Equestrian Centre

557 National/State Park

603 Aquaculture

606 Crop Production—Fodder Crops

609 Crop Production—Mixed/Other

612 Crop Production—Other Grains/Oil Seeds

615 Crop Production—Wheat

618 Forestry

621 Horticultural Production—Market Garden

624 Horticultural Production—Mixed/Other

627 Horticultural Production—Orchard

630 Horticultural Production—Tobacco

633 Horticultural Production—Vineyard/Winery

639 Licence/Lease (Grazing, Unused Road,  
Water/Stone Reserve)

642 Livestock Production—Beef Cattle

645 Livestock Production—Dairy Cattle

648 Livestock Production—Goats

651 Livestock Production—Horses

654 Livestock Production—Mixed/Other

657 Livestock Production—Pigs

660 Livestock Production—Poultry

663 Livestock Production—Sheep

666 Mixed Use Farming

675 Rural Land with House

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- 678 Stables
- 690 Unspecified—Rural Production
- 692 Standing Native Timber
- 694 Rural Land (Permanent Tenement)
- 695 Rural Land Excluding House

### 3 Topography

#### Code Description

- 1 The topography causes the property's land value to be more than 30% below the average value in that street or neighbourhood
- 2 The topography causes the property's land value to be more than 10% below, but not more than 30% below, the average value in that street or neighbourhood
- 3 The topography does not cause the property's land value to be more than 10% above or below the average value in that street or neighbourhood
- 4 The topography causes the property's land value to be more than 10% above, but not more than 30% above, the average value in that street or neighbourhood
- 5 The topography causes the property's land value to be more than 30% above the average value in that street or neighbourhood

### 4 Building condition

*Where applicable to residential and rural production land*

#### Code Description

- 1 The building is in poor condition
- 2 The building is in below average condition
- 3 The building is in average condition

4 The building is in good condition

5 The building is in excellent condition

***Where applicable to commercial and industrial land***

**Code Description**

|         |   |
|---------|---|
| D grade | The building is of poor quality construction and fit out          |
| C grade | The building is of below average quality construction and fit out |
| B grade | The building is of average quality construction and fit out       |
| A grade | The building is of above average quality construction and fit out |
| Prime   | The building is of high quality construction and fit out          |

**CODES FOR RESIDENTIAL LAND**

**5 Shape of site**

**Code Description**

- 1 The property's shape causes the land value to be more than 50% below the average value in that sub-market area or neighbourhood
- 2 The property's shape causes the land value to be more than 30% below, but not more than 50% below, the average value in that sub-market area or neighbourhood
- 3 The property's shape causes the land value to be more than 10% below, but not more than 30% below, the average value in that sub-market area or neighbourhood
- 4 The property's shape does not cause the land value to be more than 10% above or below the average value in that sub-market area or neighbourhood

- 5 The property's shape causes the land value to be more than 10% above the average value in that sub-market area or neighbourhood

## 6 Quality of style

### Code Description

- 1 The building is of poor quality of style
- 2 The building is of below average quality of style
- 3 The building is of average quality of style
- 4 The building is of above average quality of style
- 5 The building is of excellent quality of style

## CODES FOR RURAL PRODUCTION LAND

## 7 Access

### Code Description

- 1 The property has no access
- 2 The property has poor access
- 3 The property has fair access
- 4 The property has good access
- 5 The property has excellent access

## 8 Water supply

### Code Description

- 1 The property has no water supply for farming purposes
- 2 The property has an inadequate water supply for farming purposes
- 3 The property has an adequate water supply for farming purposes
- 4 The property has a good water supply for farming purposes

- 5 The property has an excellent water supply for farming purposes

## **9 Fencing condition**

| <b>Code</b> | <b>Description</b> |
|-------------|--------------------|
|-------------|--------------------|

- |   |  |
|---|--|
| 1 | The condition of the property's fencing is poor            |
| 2 | The condition of the property's fencing is fair            |
| 3 | The condition of the property's fencing is average or good |
| 4 | The condition of the property's fencing is very good       |
| 5 | The condition of the property's fencing is new or as new   |

## **10 Pasture condition**

| <b>Code</b> | <b>Description</b> |
|-------------|--------------------|
|-------------|--------------------|

- |   |   |
|---|---|
| 1 | The feed value of the pasture compared to the district average is poor            |
| 2 | The feed value of the pasture compared to the district average is fair            |
| 3 | The feed value of the pasture compared to the district average is average or good |
| 4 | The feed value of the pasture compared to the district average is very good       |
| 5 | The feed value of the pasture compared to the district average is excellent       |
-

Sch. 3  
inserted by  
S.R. No.  
41/2009 reg. 7.

### SCHEDULE 3

Regulation 11

#### OATH OF FIDELITY AND SECRECY

I, [*insert name*] of [*insert address*] swear that I will truly and faithfully perform any duties carried out under the **Valuation of Land Act 1960** to the best of my skill and knowledge, and that I will not divulge or communicate any matter coming to my knowledge in relation to any books, documents or papers inspected for the purpose of making a valuation pursuant to the Act or any other matter coming to my knowledge in the performance of my duties to any person except for the purpose of carrying into effect the provisions of the Act.

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## ENDNOTES

### 1. General Information

The Valuation of Land (General Valuation) Regulations 2003, S.R. No. 153/2003 were made on 16 December 2003 by the Governor in Council under section 52 of the **Valuation of Land Act 1960**, No. 6653/1960 and came into operation on 16 December 2003.

The Valuation of Land (General Valuation) Regulations 2003 will sunset 10 years after the day of making on 16 December 2013 (see section 5 of the **Subordinate Legislation Act 1994**).

The title of these Regulations was changed from the Valuation of Land (General Valuation) Regulations 2003 to the Valuation of Land (General and Supplementary) Regulations 2003 by regulation 4 of the Valuation of Land (General Valuation) (Amendment) Regulations 2006, S.R. No. 117/2006.

**2. Table of Amendments**

This Version incorporates amendments made to the Valuation of Land (General and Supplementary Valuation) Regulations 2003 by statutory rules, subordinate instruments and Acts.

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Valuation of Land (General Valuation) (Amendment) Regulations 2006,  
S.R. No. 117/2006

*Date of Making:* 29.8.06

*Date of Commencement:* 29.8.06

Valuation of Land (General and Supplementary Valuation) (Amendment) Regulations  
2007, S.R. No. 78/2007

*Date of Making:* 3.7.07

*Date of Commencement:* 3.7.07

Valuation of Land (General and Supplementary Valuation) Amendment Regulations  
2009, S.R. No. 41/2009

*Date of Making:* 28.4.09

*Date of Commencement:* 1.5.09: reg. 3

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### **3. Explanatory Details**

<sup>1</sup> Reg. 3: S.R. No. 106/1994.