

Property Valuation Summary

Definition of Valuation

An estimating or fixing of the value of a thing, a value estimated or fixed, estimating worth:

Valuation is a method of investigation by insistence of careful appraisal and measurement. It purports to establish a money value for land and buildings both Urban and Rural.

Types of Properties

- Commercial
- Residential
- Offices
- Industrial
- Retail
- Rural
- Specialised

Purpose of Valuation

- Statutory
 - Rating purposes (council rates)
 - Tax purposes (Land tax)
 - Stamp duty (transferring properties)
 - Capital Gains Tax (Taxed based on investment properties selling out)
 - Goods & Tax services (rentals)
 - Compensation (Land acquisition)
- Private
 - Purchase of real estate
 - Sale of real estate
 - Mortgage purposes
 - Insurance replacements
 - Family Law
 - Feasibility for proposed development
 - Rental determination
 - Value of assets of company
 - Share dividends
 - Strata Title Unit Entitlement

Market Value

This means there is a willing buyer and a willing seller that exists, both agreeing the property is for the set price. The priced value of land reflects the highest and best use of the land

Case Spencer V The Commonwealth of Australia (1907)

Construct of market value which was determined from a compulsory acquisition of land use.

Squirrell.M : The context of value is determined by the reference to the valuation problem and purpose for which value is sought. There is only one market value however not all valuation purposes seek market value as the basis of valuation, for example valuations for insurance purposes or

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depreciated value of improvements for salvage value purposes. The Objective is to define the valuation task and determine the value construct.

😊More to be Provided on full version 😊