



M E M O R A N D U M			
TO	All Rating and Taxing Contractors and all Valuation Services staff	CC	N/A
FROM	Paul Knight Assistant Director Valuation Operations	DATE	September 4, 2015
SUBJECT	ADM 2015-004 Valuation of contaminated land – Updated Valuer General’s Policy		

Purpose

To advise of the correct process for the valuation of contaminated land in line with the Valuer General’s Policy – Valuation of contaminated land.

Background

The Office of the Valuer General publishes policy relating to the Valuation of Land Act 1916 on its website. These policies guide valuers on the methods to use, and factors to consider, when valuing land for rating and taxing purposes

Instructions

The instructions for the valuation of contaminated land in the current Rating and Taxing Valuation Procedures Manual are not in line with the Valuer General’s Policy.

In such cases, the Valuer General’s Policy takes precedence over the Rating and Taxing Valuation Procedures Manual. Therefore contractors and LPI staff are to value contaminated land in accordance with the above mentioned policy.

A new version (0.1.1) of the Valuation of contaminated land policy was issued on 27 August and can be found at <http://www.valuergeneral.nsw.gov.au/publications/policies>.

Section 1.4 now states:

“Where a building is so contaminated that there are orders preventing its use, the building is not to be considered an improvement and its contamination must be taken into account when determining the value.”

The Section 1.5 “Possible scenarios” has also been amended in the updated version.

Implementation

For immediate implementation.

Additional Information

For further information please contact Paul Chudleigh, Valuation Manager Rating & Taxing, email paul.chudleigh@lpi.nsw.gov.au or (02) 9236 7673.

Paul Knight
Assistant Director Valuation Operations
4 September 2015.