

Valuation Information Guide 4.101 – Apportionment of Group Values for Land Tax Purposes

Background

RevenueWA requires an unimproved value apportionment of a group value when part of a leased holding is deemed to be taxable.

Section 8 of the *Land Tax Assessment Act 2002* (LTAA) states that a person or trust is taken to be the owner of a portion or parcel of land for the purposes of land tax if the person or trust is entitled to the land under a lease or licence from the Crown (State Government).

The LTAA also extends these provisions to land used for business, commercial, professional or trade purposes under an agreement or arrangement of the Crown, including statutory authorities and local governments.

Key Principles

Pursuant to section 13(1) of the LTAA, the apportionment of a taxable value will be calculated proportionately based on the value that the taxable land bears to the total potential lettable area of the lot.

The total potential lettable area of the lot is defined in section 13 (2) of the LTAA as the total area of the lot that is capable of being let, taking into consideration the lease conditions of the portion of the lot for which a value is required and assuming none of the land is used for an exempt purpose.

The total value in the valuation roll will not be amended. Any objection against the apportioned value will be treated as an objection against the total value.

Supporting Information

- [Land Tax Assessment Act 2002](#) – Sections 8 and 13 (1 & 2)

Approval

Owner: Regulation & Research, Valuation Services

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Approver: Valuer-General, Valuation Services