

# Valuation Information Guide 4.311 Adjustments to Rural Unimproved Values to allow for Clearing Restrictions

## Purpose

This document provides guidance on the treatment of clearing restrictions when determining Rural Unimproved Values (RUVs).

## Key Principles

Clearing restrictions may be placed on land under the following legislation:

- *Environmental Protection Act 1986 (EPA)*
- *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*
- *Biodiversity Conservation Act 2016 (BCA)*
- *Soil and Land Conservation Act 1945 (SALCA)*
- *Country Areas Water Supply Act 1947 (CAWSA)*

Land clearing proposals are handled by the Department of Water and Environmental Regulation (DWER) and the Department of Primary Industries and Regional Development (DPIRD).

Land clearing permits may be required in some situations.

Where a clearing restriction impacts the market value of a property, this must be reflected in the unimproved value (UV).

## Supporting Information

- [\*Biodiversity Conservation Act 2016\*](#)
- [\*Country Areas Water Supply Act 1947\*](#)
- [\*DPIRD – Soil and Land Conservation Act 1945 Information\*](#)
- [\*DWER – Clearing in controlled catchments\*](#)
- [\*DWER – Native vegetation clearing permits\*](#)
- [\*DWER – Native Vegetation Clearing Fact Sheet\*](#)
- [\*DWER – Water resources management legislation\*](#)
- [\*Environmental Protection Act 1986\*](#)
- [\*Environmental Protection \(Clearing of Native Vegetation\) Regulations 2004\*](#)
- [\*Soil and Land Conservation Act 1945\*](#)

## Approval

Owner: Regulation & Research, Valuation Services

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