

4.104 Site Value – Valuing Land Conjointly with Other Land (Group Values)

Purpose/Objectives

The Valuer-General determines how land shall be constituted for the purpose of determining site values. Land may comprise a single lot or multiple lots held in one parcel. Where multiple lots held in common ownership are contiguous, the Valuer-General may determine they constitute a parcel that should be valued conjointly and have a group value applied.

For the purposes of this policy, the Valuer-General defines:

Contiguous as meaning:

- Where survey boundaries abut or adjoin.
- Items of land or lots that are separated by a road, drain or reserve, may be deemed contiguous.

Common ownership as meaning:

- Where the same registered proprietor is on the Certificates of Title; or
- Where the same person or body has effective control over the use or disposal of the land (e.g. a parent company has 100% control over subsidiary company(s)).

Valuation methodology as meaning:

- The unimproved value of land including grouped land is to be its value based on highest and best use.
- In determining the value of conjoint lots used as one, the highest and best use of the land is an important consideration, as is the likelihood that the use would continue into the foreseeable future.
- Depending on the individual circumstances, the group value may range from a premium through to a discount to the aggregate of the values of the lots, were they valued separately. Such variation is based on the individual circumstances of each case as well as analysis of market evidence and professional opinion.

Key Principles

Land that is:

- a) contiguous and in common ownership; and
- b) used conjointly and would normally be expected to sell as a single parcel; and
- c) likely to continue into the foreseeable future in its current conjoint usage;

is to be valued as a single parcel and a group value is determined.

Useful Links

[Valuation of Land Act 1978](#)

Evaluation & Review

Custodian: Policy & Regulation, Valuation Services

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