

This PUBLIC BILL originated in the LEGISLATIVE ASSEMBLY, and, having this day passed, is now ready for presentation to the LEGISLATIVE COUNCIL for its concurrence.

R. E. WARD,
Clerk of the Legislative Assembly.

*Legislative Assembly Chamber,
Sydney, 6 March, 1974.*

New South Wales



ANNO VICESIMO TERTIO

ELIZABETHÆ II REGINÆ

Act No. , 1974.

An Act to provide for the determination by the valuer-general in respect of mixed development land of a factor to be known as an apportionment factor; to clarify the application to certain rating or taxing authorities of sections 58 and 58A of the Valuation of Land Act, 1916; for these and other purposes to amend the Valuation of Land Act, 1916; and for purposes connected therewith.

BE

Valuation of Land (Amendment).

BE it enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

1. This Act may be cited as the "Valuation of Land (Amendment) Act, 1974". Short title.

2. (1) This Act shall commence upon such day as may be appointed by the Governor in respect thereof and as may be notified by proclamation published in the Gazette. Commencement.

(2) On and from the day appointed and notified pursuant to subsection (1) this Act shall be deemed to have commenced on 1st January, 1973.

3. The Valuation of Land Act, 1916, is amended—

15 (a) (i) by inserting in section 58 (1) after the matter "1919" the words ", the Metropolitan Water, Sewerage, and Drainage Act, 1924, and the Hunter District Water, Sewerage and Drainage Act, 1938"; Amendment of Act No. 2, 1916. Sec. 58. (Unimproved value for purposes of other Acts.)

20 (ii) by omitting from section 58 (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";

25 (iii) by inserting after section 58 (9) the following subsection:—

(10) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any land.

(b)

Valuation of Land (Amendment).

- (b) (i) by omitting from section 58A (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";
- 5 (ii) by inserting after section 58A (4) the following subsection :—

Sec. 58A. (Unimproved value for purposes of Local Government Act.)

10 (5) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any stratum.

4. The Valuation of Land Act, 1916, is further amended by inserting after section 58A the following sections :—

Further amendment of Act No. 2, 1916. Secs. 58B and 58C.

15 58B. (1) Where the valuer-general furnishes a general valuation list or a supplementary valuation list in which is included a valuation of any mixed development land the valuer-general shall include in the list an apportionment factor (determined in accordance with subsection (2)) in respect of the land.

Apportionment factors to be furnished in certain cases.

20 (2) The apportionment factor in respect of any mixed development land shall be determined by calculating the proportion which the rental value of the part of that land which is non-residential land bears to the rental value of the mixed development land as a whole, and expressing the result as a percentage.

25 (3) The provisions of section 14A shall apply when the rental value of any mixed development land (or any part thereof) is determined pursuant to subsection (2) as they would apply if the unimproved

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Valuation of Land (Amendment).

value or the assessed annual value of that land or part were then being determined and as if the reference in that section to unimproved value and assessed annual value were a reference to rental value.

5 (4) An apportionment factor determined under this section in respect of any land shall be shown on the notice of valuation relating to the land and objection may be made to the apportionment factor as if it were a valuation.

10 (5) The right to object to a valuation in respect of any land includes a right to object on the ground that an apportionment factor has not been determined in respect of the land.

15 58c. (1) Subject to this section, for the purposes of section 58B— Interpretation.

“mixed development land” means a parcel of land occupied or used solely as the site of one building comprising—

- 20 (a) one, or more than one, flat; and
(b) one, or more than one, office;

“non-residential land” means—

- 25 (a) a parcel of land that is not residential land or mixed development land;
(b) a strata lot that is not residential land;
(c) a parcel of land occupied or used (whether wholly or partly) as the site of an inn; or
30 (d) a stratum separately valued under this Act that is not a stratum referred to in paragraph (g) of the definition of “residential land”;

“residential

Valuation of Land (Amendment).

“residential land” means—

- 5 (a) a parcel of land occupied or used solely as the site of one single dwelling;
- (b) a parcel of land (not exceeding six acres in area) occupied or used solely as the site of one single dwelling and for primary production;
- 10 (c) a parcel of land occupied or used solely as the site of one building comprising two or more flats;
- (d) a parcel of land occupied or used solely as the site of a guest-house, or a boarding-house, containing not more than ten bedrooms;
- 15 (e) a strata lot occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling;
- 20 (f) a strata lot designed and intended for use in conjunction with a strata lot referred to in paragraph (e) for the purpose of accommodating one, or more than one, motor vehicle; or
- 25 (g) a stratum separately valued under this Act that is occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling.

30 (2) A parcel of land occupied or used as the site of a single building comprising one, or more than one, office is not mixed development land by reason only that it comprises (in addition) one, or more than one, flat, if the flat is, or the flats are, intended for use for the purpose of accommodating a person or persons responsible for the security or maintenance of the building.

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(3)

Valuation of Land (Amendment).

(3) For the purposes of—

- 5 (a) the definition of “mixed development land” in subsection (1), a parcel of land does not cease to be occupied or used solely as the site of one building comprising one, or more than one, flat and one, or more than one, office; and
- 10 (b) the definition of “residential land” in that subsection, a parcel of land does not cease to be occupied or used solely as the site of one single dwelling, one building comprising two or more flats, a guest-house or a boarding-house,

15 by reason of there being on the parcel of land any building or improvement that is occupied or used for a purpose ancillary to the single dwelling, building, guest-house or boarding-house, as the case may be.

(4) The reference in this section to a parcel of land is a reference to a parcel of land required to be separately valued, or to land included in one valuation, pursuant to this Act.

20 (5) For the purposes of paragraph (b) of the definition of “residential land” in subsection (1) land is used for primary production if it is used primarily for—

- 25 (a) the cultivation thereof for the purpose of selling the produce of the cultivation;
- (b) the maintenance of animals or poultry thereon for the purpose of selling them or their natural increase or bodily produce; or
- 30 (c) the keeping of bees thereon for the purpose of selling their honey.

(6)

Valuation of Land (Amendment).

(6) In this section—

5 “flat” means a room or a suite of rooms occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a strata lot;

“inn” has the meaning ascribed thereto by section 3 of the Innkeepers Act, 1968;

10 “office” means a room or a suite of rooms separately occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being separately occupied or used, for any commercial, industrial or professional purpose;

15 “single dwelling” means a house occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a lot in a strata plan or a property commonly known as a shop and dwelling;

20 “strata lot” means—

- (a) until the Conveyancing (Strata Titles) Act, 1961, is repealed, a lot as defined in section 2 of that Act; and
- 25 (b) on and after the commencement of the Strata Titles Act, 1973, a lot as defined in section 5 (1) of that Act.

BY AUTHORITY

D. WEST, GOVERNMENT PRINTER, NEW SOUTH WALES—1974
[10c]

Valuation of Land (Amendment)

(b) In this section—

“flat” means a part of a suite of rooms designed or adapted for use as a separate dwelling, but does not include a room for

“house” has the meaning assigned thereto by section 2 of the Interpretation Act, 1957;

“house” means a part of a suite of rooms designed or adapted for use as a separate dwelling, but does not include a room for

“single dwelling” means a house or flat, or a part of a house or flat, designed or adapted for use as a separate dwelling, but does not include a room for

“unit” means a part of a suite of rooms designed or adapted for use as a separate dwelling, but does not include a room for

(b) on and after the commencement of the Statute Law Revision Act, 1977, a lot as defined in section 2 (1) of that Act

No. , 1974.

A BILL

To provide for the determination by the valuer-general in respect of mixed development land of a factor to be known as an apportionment factor; to clarify the application to certain rating or taxing authorities of sections 58 and 58A of the Valuation of Land Act, 1916; for these and other purposes to amend the Valuation of Land Act, 1916; and for purposes connected therewith.

[SIR CHARLES CUTLER—20 *February*, 1974.]

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20 (ii) by omitting from section 58 (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";

25 (iii) by inserting after section 58 (9) the following subsection :—

(10) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any land.

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Valuation of Land (Amendment).

- (b) (i) by omitting from section 58A (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";
- 5 (ii) by inserting after section 58A (4) the following subsection :—

Sec. 58A.
(Unimproved value for purposes of Local Government Act.)

10 (5) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any stratum.

4. The Valuation of Land Act, 1916, is further amended by inserting after section 58A the following sections :—

Further amendment of Act No. 2, 1916. Secs. 58B and 58c.

15 58B. (1) Where the valuer-general furnishes a general valuation list or a supplementary valuation list in which is included a valuation of any mixed development land the valuer-general shall include in the list an apportionment factor (determined in accordance with subsection (2)) in respect of the land.

Apportionment factors to be furnished in certain cases.

20 (2) The apportionment factor in respect of any mixed development land shall be determined by calculating the proportion which the rental value of the part of that land which is non-residential land bears to the rental value of the mixed development land as a whole, and expressing the result as a percentage.

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(3) The provisions of section 14A shall apply when the rental value of any mixed development land (or any part thereof) is determined pursuant to subsection (2) as they would apply if the unimproved

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Valuation of Land (Amendment).

value or the assessed annual value of that land or part were then being determined and as if the reference in that section to unimproved value and assessed annual value were a reference to rental value.

5 (4) An apportionment factor determined under this section in respect of any land shall be shown on the notice of valuation relating to the land and objection may be made to the apportionment factor as if it were a valuation.

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 - (d) a parcel of land occupied or used solely as the site of a guest-house, or a boarding-house, containing not more than ten bedrooms;
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- 35 responsible for the security or maintenance of the building.

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- (a) until the Conveyancing (Strata Titles) Act, 1961, is repealed, a lot as defined in section 2 of that Act; and
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BY AUTHORITY

D. WEST, GOVERNMENT PRINTER, NEW SOUTH WALES—1974

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VALUATION OF LAND (AMENDMENT) BILL, 1974

EXPLANATORY NOTE

THE objects of this Bill are—

- (a) to define the expression “mixed development land” and to make provision for the determination by the valuer-general of a factor (to be known as an “apportionment factor”) in respect of mixed development land so that that factor may be used for rating purposes under the Metropolitan Water, Sewerage, and Drainage Act, 1924, and the Hunter District Water, Sewerage and Drainage Act, 1938;
- (b) to specify the manner in which an apportionment factor shall be determined in respect of mixed development land and to provide for objections to any such determination;
- (c) to amend sections 58 and 58A of the Valuation of Land Act, 1916, so as to clarify their application to certain rating or taxing authorities;
- (d) to make other provisions of a consequential or ancillary character.

VALUATION OF LAND IN THE DISTRICT OF COLUMBIA

CHAPTER I

The purpose of this report is to provide a comprehensive analysis of the land market in the District of Columbia. The report is divided into several sections, each addressing a different aspect of the market. The first section discusses the overall market conditions, including supply and demand, and the impact of government policies. The second section provides a detailed analysis of the residential market, including the types of housing units and their prices. The third section discusses the commercial market, including office buildings and retail spaces. The fourth section provides a summary of the findings and conclusions of the study.

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- (d) to make other provisions of a consequential or ancillary character.

VALUATION OF LAND (AMENDMENT) BILL 1971

EXPLANATORY STATEMENT

The Government of India has the honor to announce that the Valuation of Land (Amendment) Bill, 1971, has been introduced in the Council of States on 15th August 1971. The Bill is intended to amend the Valuation of Land Act, 1948, and to provide for the valuation of land in the States of Andhra Pradesh, Bihar, Gujarat, Karnataka, Kerala, Madhya Pradesh, Madhya Pradesh, Orissa, Punjab, Rajasthan, Uttar Pradesh, West Bengal, and Jammu and Kashmir.

The Bill contains the following provisions:

1. To amend the Valuation of Land Act, 1948, so as to provide for the valuation of land in the States of Andhra Pradesh, Bihar, Gujarat, Karnataka, Kerala, Madhya Pradesh, Madhya Pradesh, Orissa, Punjab, Rajasthan, Uttar Pradesh, West Bengal, and Jammu and Kashmir.
2. To provide for the valuation of land in the States of Andhra Pradesh, Bihar, Gujarat, Karnataka, Kerala, Madhya Pradesh, Madhya Pradesh, Orissa, Punjab, Rajasthan, Uttar Pradesh, West Bengal, and Jammu and Kashmir.
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8. To provide for the valuation of land in the States of Andhra Pradesh, Bihar, Gujarat, Karnataka, Kerala, Madhya Pradesh, Madhya Pradesh, Orissa, Punjab, Rajasthan, Uttar Pradesh, West Bengal, and Jammu and Kashmir.
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- 30 (c) the keeping of bees thereon for the purpose of selling their honey.

(6)

Valuation of Land (Amendment).

(6) In this section—

5 “flat” means a room or a suite of rooms occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a strata lot;

“inn” has the meaning ascribed thereto by section 3 of the Innkeepers Act, 1968;

10 “office” means a room or a suite of rooms separately occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being separately occupied or used, for any commercial, industrial or professional purpose;

15 “single dwelling” means a house occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a lot in a strata plan or a property commonly known as a shop and dwelling;

20 “strata lot” means—

(a) until the Conveyancing (Strata Titles) Act, 1961, is repealed, a lot as defined in section 2 of that Act; and

25 (b) on and after the commencement of the Strata Titles Act, 1973, a lot as defined in section 5 (1) of that Act.

New South Wales



ANNO VICESIMO TERTIO

ELIZABETHÆ II REGINÆ

Act No. 9, 1974.

An Act to provide for the determination by the valuer-general in respect of mixed development land of a factor to be known as an apportionment factor; to clarify the application to certain rating or taxing authorities of sections 58 and 58A of the Valuation of Land Act, 1916; for these and other purposes to amend the Valuation of Land Act, 1916; and for purposes connected therewith. [Assented to, 26th March, 1974.]

BE

Valuation of Land (Amendment).

BE it enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows :—

Short
title.

1. This Act may be cited as the "Valuation of Land (Amendment) Act, 1974".

Commence-
ment.

2. (1) This Act shall commence upon such day as may be appointed by the Governor in respect thereof and as may be notified by proclamation published in the Gazette.

(2) On and from the day appointed and notified pursuant to subsection (1) this Act shall be deemed to have commenced on 1st January, 1973.

Amend-
ment of
Act No.
2, 1916.
Sec. 58.
(Unim-
proved
value for
purposes
of other
Acts.)

3. The Valuation of Land Act, 1916, is amended—

(a) (i) by inserting in section 58 (1) after the matter "1919" the words ", the Metropolitan Water, Sewerage, and Drainage Act, 1924, and the Hunter District Water, Sewerage and Drainage Act, 1938";

(ii) by omitting from section 58 (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";

(iii) by inserting after section 58 (9) the following subsection :—

(10) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any land.

(b)

Valuation of Land (Amendment).

(b) (i) by omitting from section 58A (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";

Sec. 58A.
(Unimproved value for purposes of Local Government Act.)

(ii) by inserting after section 58A (4) the following subsection :—

(5) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any stratum.

4. The Valuation of Land Act, 1916, is further amended by inserting after section 58A the following sections :—

Further amendment of Act No. 2, 1916. Secs. 58B and 58C.

58B. (1) Where the valuer-general furnishes a general valuation list or a supplementary valuation list in which is included a valuation of any mixed development land the valuer-general shall include in the list an apportionment factor (determined in accordance with subsection (2)) in respect of the land.

Apportionment factors to be furnished in certain cases.

(2) The apportionment factor in respect of any mixed development land shall be determined by calculating the proportion which the rental value of the part of that land which is non-residential land bears to the rental value of the mixed development land as a whole, and expressing the result as a percentage.

(3) The provisions of section 14A shall apply when the rental value of any mixed development land (or any part thereof) is determined pursuant to subsection (2) as they would apply if the unimproved

value

Valuation of Land (Amendment).

value or the assessed annual value of that land or part were then being determined and as if the reference in that section to unimproved value and assessed annual value were a reference to rental value.

(4) An apportionment factor determined under this section in respect of any land shall be shown on the notice of valuation relating to the land and objection may be made to the apportionment factor as if it were a valuation.

(5) The right to object to a valuation in respect of any land includes a right to object on the ground that an apportionment factor has not been determined in respect of the land.

Interpretation.

58C. (1) Subject to this section, for the purposes of section 58B—

“mixed development land” means a parcel of land occupied or used solely as the site of one building comprising—

- (a) one, or more than one, flat; and
- (b) one, or more than one, office;

“non-residential land” means—

- (a) a parcel of land that is not residential land or mixed development land;
- (b) a strata lot that is not residential land;
- (c) a parcel of land occupied or used (whether wholly or partly) as the site of an inn; or
- (d) a stratum separately valued under this Act that is not a stratum referred to in paragraph (g) of the definition of “residential land”;

“residential

Valuation of Land (Amendment).

“residential land” means—

- (a) a parcel of land occupied or used solely as the site of one single dwelling;
- (b) a parcel of land (not exceeding six acres in area) occupied or used solely as the site of one single dwelling and for primary production;
- (c) a parcel of land occupied or used solely as the site of one building comprising two or more flats;
- (d) a parcel of land occupied or used solely as the site of a guest-house, or a boarding-house, containing not more than ten bedrooms;
- (e) a strata lot occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling;
- (f) a strata lot designed and intended for use in conjunction with a strata lot referred to in paragraph (e) for the purpose of accommodating one, or more than one, motor vehicle; or
- (g) a stratum separately valued under this Act that is occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling.

(2) A parcel of land occupied or used as the site of a single building comprising one, or more than one, office is not mixed development land by reason only that it comprises (in addition) one, or more than one, flat, if the flat is, or the flats are, intended for use for the purpose of accommodating a person or persons responsible for the security or maintenance of the building.

(3)

Valuation of Land (Amendment).

(3) For the purposes of—

- (a) the definition of “mixed development land” in subsection (1), a parcel of land does not cease to be occupied or used solely as the site of one building comprising one, or more than one, flat and one, or more than one, office; and
- (b) the definition of “residential land” in that subsection, a parcel of land does not cease to be occupied or used solely as the site of one single dwelling, one building comprising two or more flats, a guest-house or a boarding-house,

by reason of there being on the parcel of land any building or improvement that is occupied or used for a purpose ancillary to the single dwelling, building, guest-house or boarding-house, as the case may be.

(4) The reference in this section to a parcel of land is a reference to a parcel of land required to be separately valued, or to land included in one valuation, pursuant to this Act.

(5) For the purposes of paragraph (b) of the definition of “residential land” in subsection (1) land is used for primary production if it is used primarily for—

- (a) the cultivation thereof for the purpose of selling the produce of the cultivation;
- (b) the maintenance of animals or poultry thereon for the purpose of selling them or their natural increase or bodily produce; or
- (c) the keeping of bees thereon for the purpose of selling their honey.

(6)

Valuation of Land (Amendment).

(6) In this section—

“flat” means a room or a suite of rooms occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a strata lot;

“inn” has the meaning ascribed thereto by section 3 of the Innkeepers Act, 1968;

“office” means a room or a suite of rooms separately occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being separately occupied or used, for any commercial, industrial or professional purpose;

“single dwelling” means a house occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a lot in a strata plan or a property commonly known as a shop and dwelling;

“strata lot” means—

- (a) until the Conveyancing (Strata Titles) Act, 1961, is repealed, a lot as defined in section 2 of that Act; and
- (b) on and after the commencement of the Strata Titles Act, 1973, a lot as defined in section 5 (1) of that Act.

BY AUTHORITY

D. WEST, GOVERNMENT PRINTER, NEW SOUTH WALES—1974

(b) of the ...

(b) of the ...

The first part of the ...

The second part of the ...

The third part of the ...

The fourth part of the ...

...

...

...

I certify that this PUBLIC BILL, which originated in the LEGISLATIVE ASSEMBLY, has finally passed the LEGISLATIVE COUNCIL and the LEGISLATIVE ASSEMBLY of NEW SOUTH WALES.

R. E. WARD,
Clerk of the Legislative Assembly.

*Legislative Assembly Chamber,
Sydney, 19 March, 1974.*

New South Wales



ANNO VICESIMO TERTIO

ELIZABETHÆ II REGINÆ

Act No. 9, 1974.

An Act to provide for the determination by the valuer-general in respect of mixed development land of a factor to be known as an apportionment factor; to clarify the application to certain rating or taxing authorities of sections 58 and 58A of the Valuation of Land Act, 1916; for these and other purposes to amend the Valuation of Land Act, 1916; and for purposes connected therewith. [Assented to, 26th March, 1974.]

BE

I have examined this Bill, and find it to correspond in all respects with the Bill as finally passed by both Houses.

J. H. BROWN,
Chairman of Committees of the Legislative Assembly.

Valuation of Land (Amendment).

BE it enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

Short
title.

1. This Act may be cited as the "Valuation of Land (Amendment) Act, 1974".

Commence-
ment.

2. (1) This Act shall commence upon such day as may be appointed by the Governor in respect thereof and as may be notified by proclamation published in the Gazette.

(2) On and from the day appointed and notified pursuant to subsection (1) this Act shall be deemed to have commenced on 1st January, 1973.

Amend-
ment of
Act No.
2, 1916.
Sec. 58.
(Unim-
proved
value for
purposes
of other
Acts.)

3. The Valuation of Land Act, 1916, is amended—

(a) (i) by inserting in section 58 (1) after the matter "1919" the words ", the Metropolitan Water, Sewerage, and Drainage Act, 1924, and the Hunter District Water, Sewerage and Drainage Act, 1938";

(ii) by omitting from section 58 (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";

(iii) by inserting after section 58 (9) the following subsection:—

(10) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any land.

(b)

Valuation of Land (Amendment).

- (b) (i) by omitting from section 58A (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";
- (ii) by inserting after section 58A (4) the following subsection :—

Sec. 58A.
(Unimproved value for purposes of Local Government Act.)

(5) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any stratum.

4. The Valuation of Land Act, 1916, is further amended by inserting after section 58A the following sections :—

Further amendment of Act No. 2, 1916. Secs. 58B and 58c.

58B. (1) Where the valuer-general furnishes a general valuation list or a supplementary valuation list in which is included a valuation of any mixed development land the valuer-general shall include in the list an apportionment factor (determined in accordance with subsection (2)) in respect of the land.

Apportionment factors to be furnished in certain cases.

(2) The apportionment factor in respect of any mixed development land shall be determined by calculating the proportion which the rental value of the part of that land which is non-residential land bears to the rental value of the mixed development land as a whole, and expressing the result as a percentage.

(3) The provisions of section 14A shall apply when the rental value of any mixed development land (or any part thereof) is determined pursuant to subsection (2) as they would apply if the unimproved

value

Valuation of Land (Amendment).

value or the assessed annual value of that land or part were then being determined and as if the reference in that section to unimproved value and assessed annual value were a reference to rental value.

(4) An apportionment factor determined under this section in respect of any land shall be shown on the notice of valuation relating to the land and objection may be made to the apportionment factor as if it were a valuation.

(5) The right to object to a valuation in respect of any land includes a right to object on the ground that an apportionment factor has not been determined in respect of the land.

**Interpreta-
tion.**

58C. (1) Subject to this section, for the purposes of section 58B—

“mixed development land” means a parcel of land occupied or used solely as the site of one building comprising—

- (a) one, or more than one, flat; and
- (b) one, or more than one, office;

“non-residential land” means—

- (a) a parcel of land that is not residential land or mixed development land;
- (b) a strata lot that is not residential land;
- (c) a parcel of land occupied or used (whether wholly or partly) as the site of an inn; or
- (d) a stratum separately valued under this Act that is not a stratum referred to in paragraph (g) of the definition of “residential land”;

“residential

Valuation of Land (Amendment).

“residential land” means—

- (a) a parcel of land occupied or used solely as the site of one single dwelling;
- (b) a parcel of land (not exceeding six acres in area) occupied or used solely as the site of one single dwelling and for primary production;
- (c) a parcel of land occupied or used solely as the site of one building comprising two or more flats;
- (d) a parcel of land occupied or used solely as the site of a guest-house, or a boarding-house, containing not more than ten bedrooms;
- (e) a strata lot occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling;
- (f) a strata lot designed and intended for use in conjunction with a strata lot referred to in paragraph (e) for the purpose of accommodating one, or more than one, motor vehicle; or
- (g) a stratum separately valued under this Act that is occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling.

(2) A parcel of land occupied or used as the site of a single building comprising one, or more than one, office is not mixed development land by reason only that it comprises (in addition) one, or more than one, flat, if the flat is, or the flats are, intended for use for the purpose of accommodating a person or persons responsible for the security or maintenance of the building.

(3)

Valuation of Land (Amendment).

(3) For the purposes of—

- (a) the definition of “mixed development land” in subsection (1), a parcel of land does not cease to be occupied or used solely as the site of one building comprising one, or more than one, flat and one, or more than one, office; and
- (b) the definition of “residential land” in that subsection, a parcel of land does not cease to be occupied or used solely as the site of one single dwelling, one building comprising two or more flats, a guest-house or a boarding-house,

by reason of there being on the parcel of land any building or improvement that is occupied or used for a purpose ancillary to the single dwelling, building, guest-house or boarding-house, as the case may be.

(4) The reference in this section to a parcel of land is a reference to a parcel of land required to be separately valued, or to land included in one valuation, pursuant to this Act.

(5) For the purposes of paragraph (b) of the definition of “residential land” in subsection (1) land is used for primary production if it is used primarily for—

- (a) the cultivation thereof for the purpose of selling the produce of the cultivation;
- (b) the maintenance of animals or poultry thereon for the purpose of selling them or their natural increase or bodily produce; or
- (c) the keeping of bees thereon for the purpose of selling their honey.

(6)

Valuation of Land (Amendment).

(6) In this section—

“flat” means a room or a suite of rooms occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a strata lot;

“inn” has the meaning ascribed thereto by section 3 of the Innkeepers Act, 1968;

“office” means a room or a suite of rooms separately occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being separately occupied or used, for any commercial, industrial or professional purpose;

“single dwelling” means a house occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a lot in a strata plan or a property commonly known as a shop and dwelling;

“strata lot” means—

- (a) until the Conveyancing (Strata Titles) Act, 1961, is repealed, a lot as defined in section 2 of that Act; and
- (b) on and after the commencement of the Strata Titles Act, 1973, a lot as defined in section 5 (1) of that Act.

In the name and on behalf of Her Majesty I assent to this Act.

A. R. CUTLER,
Governor.

*Government House,
Sydney, 26th March, 1974.*

April 9, 1974

The first part of the report is devoted to a description of the experimental setup and the results obtained. The second part is devoted to a discussion of the results and a comparison with the theoretical predictions.

The results show that the experimental data are in good agreement with the theoretical predictions. The agreement is particularly good for the low energy region.

The experimental data show a clear dependence on the energy of the incident particles. This dependence is well described by the theoretical model.

The theoretical model is based on the assumption that the interaction between the particles is of the type described by the potential energy function.

The results of the calculations show that the theoretical model is able to describe the experimental data quite well. This is a very encouraging result.

The agreement between the experimental data and the theoretical predictions is a strong indication that the theoretical model is correct. This is a very important result.

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200 March 1974

New South Wales



ANNO VICESIMO TERTIO

ELIZABETHÆ II REGINÆ

Act No. 9, 1974.

An Act to provide for the determination by the valuer-general in respect of mixed development land of a factor to be known as an apportionment factor; to clarify the application to certain rating or taxing authorities of sections 58 and 58A of the Valuation of Land Act, 1916; for these and other purposes to amend the Valuation of Land Act, 1916; and for purposes connected therewith. [Assented to, 26th March, 1974.]

BE

Valuation of Land (Amendment).

BE it enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows :—

Short
title.

1. This Act may be cited as the "Valuation of Land (Amendment) Act, 1974".

Commence-
ment.

2. (1) This Act shall commence upon such day as may be appointed by the Governor in respect thereof and as may be notified by proclamation published in the Gazette.

(2) On and from the day appointed and notified pursuant to subsection (1) this Act shall be deemed to have commenced on 1st January, 1973.

Amend-
ment of
Act No.
2, 1916.
Sec. 58.
(Unim-
proved
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3. The Valuation of Land Act, 1916, is amended—

(a) (i) by inserting in section 58 (1) after the matter "1919" the words ", the Metropolitan Water, Sewerage, and Drainage Act, 1924, and the Hunter District Water, Sewerage and Drainage Act, 1938";

(ii) by omitting from section 58 (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";

(iii) by inserting after section 58 (9) the following subsection :—

(10) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any land.

(b)

Valuation of Land (Amendment).

(b) (i) by omitting from section 58A (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";

Sec. 58A.
(Unimproved value for purposes of Local Government Act.)

(ii) by inserting after section 58A (4) the following subsection :—

(5) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any stratum.

4. The Valuation of Land Act, 1916, is further amended by inserting after section 58A the following sections :—

Further amendment of Act No. 2, 1916. Secs. 58B and 58C.

58B. (1) Where the valuer-general furnishes a general valuation list or a supplementary valuation list in which is included a valuation of any mixed development land the valuer-general shall include in the list an apportionment factor (determined in accordance with subsection (2)) in respect of the land.

Apportionment factors to be furnished in certain cases.

(2) The apportionment factor in respect of any mixed development land shall be determined by calculating the proportion which the rental value of the part of that land which is non-residential land bears to the rental value of the mixed development land as a whole, and expressing the result as a percentage.

(3) The provisions of section 14A shall apply when the rental value of any mixed development land (or any part thereof) is determined pursuant to subsection (2) as they would apply if the unimproved

value

Valuation of Land (Amendment).

value or the assessed annual value of that land or part were then being determined and as if the reference in that section to unimproved value and assessed annual value were a reference to rental value.

(4) An apportionment factor determined under this section in respect of any land shall be shown on the notice of valuation relating to the land and objection may be made to the apportionment factor as if it were a valuation.

(5) The right to object to a valuation in respect of any land includes a right to object on the ground that an apportionment factor has not been determined in respect of the land.

Interpretation.

58C. (1) Subject to this section, for the purposes of section 58B—

“mixed development land” means a parcel of land occupied or used solely as the site of one building comprising—

- (a) one, or more than one, flat; and
- (b) one, or more than one, office;

“non-residential land” means—

- (a) a parcel of land that is not residential land or mixed development land;
- (b) a strata lot that is not residential land;
- (c) a parcel of land occupied or used (whether wholly or partly) as the site of an inn; or
- (d) a stratum separately valued under this Act that is not a stratum referred to in paragraph (g) of the definition of “residential land”;

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Valuation of Land (Amendment).

“residential land” means—

- (a) a parcel of land occupied or used solely as the site of one single dwelling;
- (b) a parcel of land (not exceeding six acres in area) occupied or used solely as the site of one single dwelling and for primary production;
- (c) a parcel of land occupied or used solely as the site of one building comprising two or more flats;
- (d) a parcel of land occupied or used solely as the site of a guest-house, or a boarding-house, containing not more than ten bedrooms;
- (e) a strata lot occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling;
- (f) a strata lot designed and intended for use in conjunction with a strata lot referred to in paragraph (e) for the purpose of accommodating one, or more than one, motor vehicle; or
- (g) a stratum separately valued under this Act that is occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling.

(2) A parcel of land occupied or used as the site of a single building comprising one, or more than one, office is not mixed development land by reason only that it comprises (in addition) one, or more than one, flat, if the flat is, or the flats are, intended for use for the purpose of accommodating a person or persons responsible for the security or maintenance of the building.

(3)

Valuation of Land (Amendment).

(3) For the purposes of—

- (a) the definition of “mixed development land” in subsection (1), a parcel of land does not cease to be occupied or used solely as the site of one building comprising one, or more than one, flat and one, or more than one, office; and
- (b) the definition of “residential land” in that subsection, a parcel of land does not cease to be occupied or used solely as the site of one single dwelling, one building comprising two or more flats, a guest-house or a boarding-house,

by reason of there being on the parcel of land any building or improvement that is occupied or used for a purpose ancillary to the single dwelling, building, guest-house or boarding-house, as the case may be.

(4) The reference in this section to a parcel of land is a reference to a parcel of land required to be separately valued, or to land included in one valuation, pursuant to this Act.

(5) For the purposes of paragraph (b) of the definition of “residential land” in subsection (1) land is used for primary production if it is used primarily for—

- (a) the cultivation thereof for the purpose of selling the produce of the cultivation;
- (b) the maintenance of animals or poultry thereon for the purpose of selling them or their natural increase or bodily produce; or
- (c) the keeping of bees thereon for the purpose of selling their honey.

(6)

Valuation of Land (Amendment).

(6) In this section—

“flat” means a room or a suite of rooms occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a strata lot;

“inn” has the meaning ascribed thereto by section 3 of the Innkeepers Act, 1968;

“office” means a room or a suite of rooms separately occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being separately occupied or used, for any commercial, industrial or professional purpose;

“single dwelling” means a house occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a lot in a strata plan or a property commonly known as a shop and dwelling;

“strata lot” means—

- (a) until the Conveyancing (Strata Titles) Act, 1961, is repealed, a lot as defined in section 2 of that Act; and
- (b) on and after the commencement of the Strata Titles Act, 1973, a lot as defined in section 5 (1) of that Act.

BY AUTHORITY

D. WEST, GOVERNMENT PRINTER, NEW SOUTH WALES—1974

(b) of the ...

(b) of the ...

The first part of the ...

The second part of the ...

The third part of the ...

The fourth part of the ...

The fifth part of the ...

The sixth part of the ...

The seventh part of the ...

I certify that this PUBLIC BILL, which originated in the LEGISLATIVE ASSEMBLY, has finally passed the LEGISLATIVE COUNCIL and the LEGISLATIVE ASSEMBLY of NEW SOUTH WALES.

R. E. WARD,
Clerk of the Legislative Assembly.

*Legislative Assembly Chamber,
Sydney, 19 March, 1974.*

New South Wales



ANNO VICESIMO TERTIO

ELIZABETHÆ II REGINÆ

Act No. 9, 1974.

An Act to provide for the determination by the valuer-general in respect of mixed development land of a factor to be known as an apportionment factor; to clarify the application to certain rating or taxing authorities of sections 58 and 58A of the Valuation of Land Act, 1916; for these and other purposes to amend the Valuation of Land Act, 1916; and for purposes connected therewith. [Assented to, 26th March, 1974.]

BE

I have examined this Bill, and find it to correspond in all respects with the Bill as finally passed by both Houses.

J. H. BROWN,
Chairman of Committees of the Legislative Assembly.

Valuation of Land (Amendment).

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Short
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Commence-
ment.

2. (1) This Act shall commence upon such day as may be appointed by the Governor in respect thereof and as may be notified by proclamation published in the Gazette.

(2) On and from the day appointed and notified pursuant to subsection (1) this Act shall be deemed to have commenced on 1st January, 1973.

Amend-
ment of
Act No.
2, 1916.
Sec. 58.
(Unim-
proved
value for
purposes
of other
Acts.)

3. The Valuation of Land Act, 1916, is amended—

(a) (i) by inserting in section 58 (1) after the matter "1919" the words ", the Metropolitan Water, Sewerage, and Drainage Act, 1924, and the Hunter District Water, Sewerage and Drainage Act, 1938";

(ii) by omitting from section 58 (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";

(iii) by inserting after section 58 (9) the following subsection:—

(10) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any land.

(b)

Valuation of Land (Amendment).

- (b) (i) by omitting from section 58A (4) the words "the rating or taxing authority" and by inserting instead the words "a rating or taxing authority referred to in section 47";
- (ii) by inserting after section 58A (4) the following subsection :—

Sec. 58A.
(Unimproved value for purposes of Local Government Act.)

(5) The reduction required to be made by subsection (4) shall be in addition to any reduction required to be made by any other Act for the purpose of levying rates on the unimproved value of any stratum.

4. The Valuation of Land Act, 1916, is further amended by inserting after section 58A the following sections :—

Further amendment of Act No. 2, 1916. Secs. 58B and 58c.

58B. (1) Where the valuer-general furnishes a general valuation list or a supplementary valuation list in which is included a valuation of any mixed development land the valuer-general shall include in the list an apportionment factor (determined in accordance with subsection (2)) in respect of the land.

Apportionment factors to be furnished in certain cases.

(2) The apportionment factor in respect of any mixed development land shall be determined by calculating the proportion which the rental value of the part of that land which is non-residential land bears to the rental value of the mixed development land as a whole, and expressing the result as a percentage.

(3) The provisions of section 14A shall apply when the rental value of any mixed development land (or any part thereof) is determined pursuant to subsection (2) as they would apply if the unimproved

value

Valuation of Land (Amendment).

value or the assessed annual value of that land or part were then being determined and as if the reference in that section to unimproved value and assessed annual value were a reference to rental value.

(4) An apportionment factor determined under this section in respect of any land shall be shown on the notice of valuation relating to the land and objection may be made to the apportionment factor as if it were a valuation.

(5) The right to object to a valuation in respect of any land includes a right to object on the ground that an apportionment factor has not been determined in respect of the land.

**Interpreta-
tion.**

58C. (1) Subject to this section, for the purposes of section 58B—

“mixed development land” means a parcel of land occupied or used solely as the site of one building comprising—

- (a) one, or more than one, flat; and
- (b) one, or more than one, office;

“non-residential land” means—

- (a) a parcel of land that is not residential land or mixed development land;
- (b) a strata lot that is not residential land;
- (c) a parcel of land occupied or used (whether wholly or partly) as the site of an inn; or
- (d) a stratum separately valued under this Act that is not a stratum referred to in paragraph (g) of the definition of “residential land”;

“residential

Valuation of Land (Amendment).

“residential land” means—

- (a) a parcel of land occupied or used solely as the site of one single dwelling;
- (b) a parcel of land (not exceeding six acres in area) occupied or used solely as the site of one single dwelling and for primary production;
- (c) a parcel of land occupied or used solely as the site of one building comprising two or more flats;
- (d) a parcel of land occupied or used solely as the site of a guest-house, or a boarding-house, containing not more than ten bedrooms;
- (e) a strata lot occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling;
- (f) a strata lot designed and intended for use in conjunction with a strata lot referred to in paragraph (e) for the purpose of accommodating one, or more than one, motor vehicle; or
- (g) a stratum separately valued under this Act that is occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling.

(2) A parcel of land occupied or used as the site of a single building comprising one, or more than one, office is not mixed development land by reason only that it comprises (in addition) one, or more than one, flat, if the flat is, or the flats are, intended for use for the purpose of accommodating a person or persons responsible for the security or maintenance of the building.

(3)

Valuation of Land (Amendment).

(3) For the purposes of—

- (a) the definition of “mixed development land” in subsection (1), a parcel of land does not cease to be occupied or used solely as the site of one building comprising one, or more than one, flat and one, or more than one, office; and
- (b) the definition of “residential land” in that subsection, a parcel of land does not cease to be occupied or used solely as the site of one single dwelling, one building comprising two or more flats, a guest-house or a boarding-house,

by reason of there being on the parcel of land any building or improvement that is occupied or used for a purpose ancillary to the single dwelling, building, guest-house or boarding-house, as the case may be.

(4) The reference in this section to a parcel of land is a reference to a parcel of land required to be separately valued, or to land included in one valuation, pursuant to this Act.

(5) For the purposes of paragraph (b) of the definition of “residential land” in subsection (1) land is used for primary production if it is used primarily for—

- (a) the cultivation thereof for the purpose of selling the produce of the cultivation;
- (b) the maintenance of animals or poultry thereon for the purpose of selling them or their natural increase or bodily produce; or
- (c) the keeping of bees thereon for the purpose of selling their honey.

(6)

Valuation of Land (Amendment).

(6) In this section—

“flat” means a room or a suite of rooms occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a strata lot;

“inn” has the meaning ascribed thereto by section 3 of the Innkeepers Act, 1968;

“office” means a room or a suite of rooms separately occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being separately occupied or used, for any commercial, industrial or professional purpose;

“single dwelling” means a house occupied or used, or if not occupied or used so constructed, designed or adapted as to be capable of being occupied or used, as a separate dwelling, but does not include a lot in a strata plan or a property commonly known as a shop and dwelling;

“strata lot” means—

- (a) until the Conveyancing (Strata Titles) Act, 1961, is repealed, a lot as defined in section 2 of that Act; and
- (b) on and after the commencement of the Strata Titles Act, 1973, a lot as defined in section 5 (1) of that Act.

In the name and on behalf of Her Majesty I assent to this Act.

A. R. CUTLER,
Governor.

*Government House,
Sydney, 26th March, 1974.*

April 9, 1974

The first part of the report is devoted to a description of the experimental setup and the results obtained. The second part is devoted to a discussion of the results and a comparison with the theoretical predictions.

The experimental setup consists of a cylindrical vessel of diameter 10 cm and height 20 cm. The vessel is filled with water and a thin layer of oil is placed on top of the water. The oil layer is 1 mm thick and is made of a mixture of olive oil and kerosene.

The results of the experiment show that the oil layer is stable for a long time. The thickness of the oil layer does not change significantly during the experiment. This is in agreement with the theoretical predictions.

The theoretical predictions are based on the assumption that the oil layer is a thin film. This assumption is valid for the present experiment. The theoretical predictions show that the oil layer is stable for a long time.

The experimental results are in good agreement with the theoretical predictions. This shows that the theoretical model is valid for the present experiment.

The results of the experiment are summarized in the following table:

It is concluded that the oil layer is stable for a long time. This is in agreement with the theoretical predictions. The experimental results are in good agreement with the theoretical predictions.

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