



Duties Valuation - Fair Annual Rental Country Land

OFFICE USE ONLY

Bundle ID: _____

Assessor: _____

Telephone: _____

Lodging party:							
Lessor:					Term of lease:	Yrs	Mths
Date of lease:			Lessee:				
Commencement date:				Cessation date:			
Rent payable under the lease:	\$ pa						
Considered fair annual rental for the leased property:	\$ pa						

Description of land			
Land district		Shire of	
Location/Lots		Total area	ha
Plans/Diagrams		Direction from town	
Nearest town		Distance	km

1. Clearing (in hectares)

Fully cleared	ha heavy soil	ha medium soil	ha light soil
Part cleared	ha heavy soil	ha medium soil	ha light soil
Uncleared	ha arable	ha unarable	ha salt/waste

2. Pasture

ha good	ha fair	ha poor
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3. Fertiliser history

ha good	ha fair	ha poor
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4. Water Supply

Number of effective water points:		Government water supply:	☐ Y ☐ N
Comment on water supply			

5. Fencing

km good	km fair	km poor	No. paddocks
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6. Carrying capacity

Developed land	Sheep/ha	Cattle/ha	Total property DSE
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7. Buildings				
	Age	Size	Condition	Added value \$
House (No. room)				
Machinery Shed				
Shearing Shed (No. stands)				
Other Sheds				
Sheep/Cattle Yards				
Silos				
Other (specify).....				
Other				
Total value of buildings				

8. Services			
Electricity	☐ Y ☐ N	School Bus	☐ Y ☐ N
Phone	☐ Y ☐ N		

9. Other improvements			
Orchard	ha of		
Irrigation	ha flood	ha sprinkler	ha trickle
Other			

Valuation of fair annual rental (Based on sales of similar land in the District)			
Developed	ha at	per ha	Excluding buildings and other improvements shown elsewhere
Part developed	ha at	per ha	
Undeveloped	ha at	per ha	
Wasteland	ha at	per ha	
Buildings (as per item 7)			\$
Other improvements (as per item 9)			\$
Total fair annual rental value as at date of lease			\$
Crops	ha of	at \$	per ha
Fallow	ha of	at \$	per ha

Remarks regarding class of land and any special features:	
Signature	Date

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OFFICE USE ONLY	
Valuation Services Report	
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Recommended Value \$	Contact Number
Valuer for Valuation Services:	Date
Duty Assessed on:	