



VALUATION GUIDELINES

TENANT IMPROVEMENTS

Any improvements you have made to the property may be taken into consideration and deducted from the market value. The value of the improvements will be based on the value they add to the property, not the cost to you to erect or install.

ASSESSABLE IMPROVEMENTS:

A member of the panel of qualified valuers, engaged by Housing ACT to provide this service, will assess the value of the improvements and these will be deducted from the sale price. Assessable tenant improvements that may be considered are:

External

Swimming Pool (in-ground)
Pergola
Decking
Shed
Carport
Garage
Granny Flat

Internal

Ducted Air Conditioning
Ducted Heating
Built in robes

Where any of the items listed above require building approval (e.g. Certificate of Occupancy), it is the tenant's responsibility to obtain these. You are required to produce evidence of the approval when the appointed valuer inspects the property. If proof of approval is not produced, the items will not be considered by the valuer as an 'assessable improvement' and the value will not be deducted from the sale price.

Important factors to be considered by the valuer when determining the sale price of the property are: property type, site area, current land value, size of dwelling, construction date, comparable sales evidence, level of market activity in the area and market value price range in the area.

The cost of the combined building, energy and pest reports will be approximately \$800 and this cost is to be met by the purchaser at settlement. Housing ACT retains absolute discretionary power when supporting the sale price as it is determined by its contracted qualified valuer and the sale price offered is non-negotiable.

Important: The tenants' list of "assessable improvements" must be stated on the Proceed to Valuation form prior to the valuation being arranged.