

Valuation Roll.

The Office of the Valuer General has the responsibility, under the Valuation Act, to maintain the valuation roll for local-level government rating purposes.

This function is carried out by the Rates and Taxes Branch, and by valuers located in regional and provincial lands offices.

Currently, there are 22 local level government areas declared as valuation areas, under the Act.

The Act states that properties in valuation areas should be revalued every five years for urban land, and every seven years for rural land. LLG's are levied two kina for every property that is levied.

SCHEDULED FEES:

- **Valuers Registration Fees:** K1000
- **Valuation Fees:** K200
(Deposit Fee)
- **Total fee is dependent on property value.**
- **Valuation Objection fee:** K200
- **Notice of Change of Ownership:** K50

OUR CONTACTS

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Assist. Valuer General	301 3270
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Office of the Valuer General



Purpose:

To provide an effective and impartial valuation service and to conduct quality rating and taxing valuations for DLPP and specific stakeholders through the assessment of current unimproved values, and ensure there is consistency and integrity across all valuations in the Declared Valuation Areas.

What is the Office of the Valuer General

The office of the Valuer General provides valuation services for government purposes, such as the issue of new state leases, acquisition of land for public purposes, compensation claims, and the revenue base for state lease annual rentals.

It also carries out reappraisals of valuations for national and provincial land rent calculations.

The Division also performs an important function in maintaining quality control on all valuations, by both public and private sector Valuers, which are to be entered into public records.

Activities of Valuation Division

1. *Standard and Quality Control*

- Oversee and provide land and property valuation advice to stakeholders

2. *Devolution of powers and functions.*

- Visit provinces to assess their capacity for the devolution of Valuation functions and powers.

3. Declaration of Valuation area

- Liaise with the appropriate local and provincial authorities in PNG regarding the introduction of Land Tax and Rating in their respective urban and rural Valuation declared areas.
- Facilitate the preparation of new Urban and Rural Valuation Area Declaration instruments at regular intervals and ensure their publication in the Government Gazette.
- Inspect, review and update all property listing and cross check land use planning requirements with appropriate authorities.
- Conduct research and inspection on all land and property sale transactions that has occurred in a declared valuation area.

4. Ensure effective and efficient management of valuation processes in PNG

- Rating and Taxing
- Ensure Reappraisals are done systematically and efficiently
- Establish effective reviews and research on valuation data base
- Facilitate inspections and valuations of all properties to be advertised.
- Ensure Valuation Act, Regulation, Guidelines & Standards is reviewed

Office of the Valuer General has the skills and experience to undertake:

Government Valuation:

- * Mass Valuations - being the valuation of unimproved values for rating & taxing, new lease titles, land rental reappraisal as required by the Land Act for revenue generation
- * Specialist Valuation - being the valuation of one or more larger or more complex assets
- * Market valuations on rural, residential, commercial and industrial properties
- * Rental valuations
- * Asset valuations
- * Compensation & Acquisition expertise
- * Rating & taxation valuations
- * Property consultancy, negotiations and project evaluation
- * Property feasibility analysis
- * Special projects such as Lighthouse, Forestry, fisheries etc.
- * Plantation Valuation

Private-Valuation

We offer valuation advice on all categories of properties ranging from major portfolios to individual holdings. For purchase, sale, performance measurement, reporting and a range of other purposes to the general public upon payment of valuation fees. The property valuations provided for general public & individuals are:

- * Insurance valuations
- * Mortgage security valuations
- * Rental valuation
- * Market valuations on rural, residential, commercial and industrial properties