

# **Valuation in the Government Context**

# Lands Department's Role

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- A land agent acting for the Government in the Landlord's capacity
  - to deal with land transactions
  - to manage leased and unleased Government land

# Lands Department's Valuation Work

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## Purposes

### Land Disposal

- reserve prices for public auctions/tenders
- premium assessment for:
  - private treaty grants
  - temporary/permanent lease modifications
  - land exchanges

- fee assessment for:
  - short term waivers
  - temporary waivers
- rental assessment

## Others

- assessment of statutory compensation offers
- assessment of compensation claims
- valuation resulting from litigation cases
- land value estimates
- periodic review of standard fees, charges and rates

## Valuation Basis

- lease modifications including land exchanges

## Valuation Method

- direct comparison
- residual valuation

## Analysis of comparable transactions

# Procedures

- first premium offers
- appeals
  - fast track for the 2nd and 3rd premium appeals

**- End -**

**Thank you**