

## 2018 GENERAL VALUATION SUMMARY RESULTS MUNICIPAL DISTRICT OF PORT PHILLIP

Attachment 1

	Site Value		Capital Improved Value		Net Annual Value		
Property Type	No. of Rateable Assessments	Total Value	2016 to 2018 Value Change	Total Value	2016 to 2018 Value Change	Total Value	2016 to 2018 Value Change
<b>Residential</b>	58,641	\$32,942,851,100	28.0%	\$54,750,194,200	16.5%	\$2,738,417,710	16.5%
<b>Commercial</b>	4,732	\$4,038,034,400	27.7%	\$5,857,779,217	16.3%	\$376,637,513	9.7%
<b>Industrial</b>	989	\$2,564,966,400	45.8%	\$2,733,568,450	32.7%	\$152,007,188	22.5%
<b>Retail</b>	2,168	\$2,407,396,150	26.7%	\$3,558,129,000	14.5%	\$191,994,550	11.9%
<b>Investment Residential</b>	5,620	\$1,679,061,900	28.6%	\$2,444,560,000	8.8%	\$122,228,000	8.5%
<b>Total</b>	<b>72,150</b>	<b>\$43,632,309,950</b>	<b>28.9%</b>	<b>\$69,344,230,867</b>	<b>16.6%</b>	<b>\$3,581,284,961</b>	<b>15.4%</b>

**Property Definitions:**

**Site Value** The sum which the land, if it were held for an estate in fee simple unencumbered by any lease, mortgage or other charge, might in ordinary circumstances be expected to realise at the time of the valuation if offered for sale on such reasonable terms and conditions as a genuine seller might be expected to require, and assuming that the improvements (if any) had not been made.

**Capital Improved Value** The sum which land, if it were held for an estate in fee simple unencumbered by any lease, mortgage or other charge, might be expected to realise at the time of valuation if offered for sale on any reasonable terms and conditions which a genuine seller might in ordinary circumstances be expected to require.

**Net Annual Value** The estimated annual value of the land or five per cent of the capital improved value of the land (whichever is the greater).