



PROP19001 Statutory Valuation

Term 2 - 2018

Profile information current as at 05/05/2024 08:16 am

All details in this unit profile for PROP19001 have been officially approved by CQUniversity and represent a learning partnership between the University and you (our student). The information will not be changed unless absolutely necessary and any change will be clearly indicated by an approved correction included in the profile.

General Information

Overview

In this unit you will focus on valuations undertaken for statutory purposes, including the valuation of property for compulsory acquisition as well as rating and taxation valuations. You will examine the relevant legislation, theory and procedures relating to land acquisition, compensation and revenue raising. You will develop practical skills in statutory valuation and be able to prepare valuations for compensation.

Details

Career Level: *Undergraduate*

Unit Level: *Level 3*

Credit Points: 6

Student Contribution Band: 10

Fraction of Full-Time Student Load: 0.125

Pre-requisites or Co-requisites

Prerequisite: PROP11001

Important note: Students enrolled in a subsequent unit who failed their pre-requisite unit, should drop the subsequent unit before the census date or within 10 working days of Fail grade notification. Students who do not drop the unit in this timeframe cannot later drop the unit without academic and financial liability. See details in the [Assessment Policy and Procedure \(Higher Education Coursework\)](#).

Offerings For Term 2 - 2018

- Distance

Attendance Requirements

All on-campus students are expected to attend scheduled classes - in some units, these classes are identified as a mandatory (pass/fail) component and attendance is compulsory. International students, on a student visa, must maintain a full time study load and meet both attendance and academic progress requirements in each study period (satisfactory attendance for International students is defined as maintaining at least an 80% attendance record).

Website

[This unit has a website, within the Moodle system, which is available two weeks before the start of term. It is important that you visit your Moodle site throughout the term. Please visit Moodle for more information.](#)

Class and Assessment Overview

Recommended Student Time Commitment

Each 6-credit Undergraduate unit at CQUniversity requires an overall time commitment of an average of 12.5 hours of study per week, making a total of 150 hours for the unit.

Class Timetable

[Regional Campuses](#)

Bundaberg, Cairns, Emerald, Gladstone, Mackay, Rockhampton, Townsville

[Metropolitan Campuses](#)

Adelaide, Brisbane, Melbourne, Perth, Sydney

Assessment Overview

1. **Written Assessment**

Weighting: 50%

2. **Examination**

Weighting: 50%

Assessment Grading

This is a graded unit: your overall grade will be calculated from the marks or grades for each assessment task, based on the relative weightings shown in the table above. You must obtain an overall mark for the unit of at least 50%, or an overall grade of 'pass' in order to pass the unit. If any 'pass/fail' tasks are shown in the table above they must also be completed successfully ('pass' grade). You must also meet any minimum mark requirements specified for a particular assessment task, as detailed in the 'assessment task' section (note that in some instances, the minimum mark for a task may be greater than 50%). Consult the [University's Grades and Results Policy](#) for more details of interim results and final grades.

CQUniversity Policies

All University policies are available on the [CQUniversity Policy site](#).

You may wish to view these policies:

- Grades and Results Policy
- Assessment Policy and Procedure (Higher Education Coursework)
- Review of Grade Procedure
- Student Academic Integrity Policy and Procedure
- Monitoring Academic Progress (MAP) Policy and Procedure – Domestic Students
- Monitoring Academic Progress (MAP) Policy and Procedure – International Students
- Student Refund and Credit Balance Policy and Procedure
- Student Feedback – Compliments and Complaints Policy and Procedure
- Information and Communications Technology Acceptable Use Policy and Procedure

This list is not an exhaustive list of all University policies. The full list of University policies are available on the [CQUniversity Policy site](#).

Previous Student Feedback

Feedback, Recommendations and Responses

Every unit is reviewed for enhancement each year. At the most recent review, the following staff and student feedback items were identified and recommendations were made.

Feedback from Student feedback survey

Feedback

Short lectures would be desirable.

Recommendation

Some short summary video lectures may be considered.

Unit Learning Outcomes

On successful completion of this unit, you will be able to:

1. Apply the major legal concepts related to statutory valuation to real situations.
2. Identify the valuation approaches applicable to rating valuations throughout Australia.
3. Research at relevant government offices and internet provider services.
4. Demonstrate the responsibilities involved in statutory valuation practice.

Alignment of Learning Outcomes, Assessment and Graduate Attributes



Alignment of Assessment Tasks to Learning Outcomes

Assessment Tasks	Learning Outcomes			
	1	2	3	4
1 - Written Assessment - 50%	•	•	•	•
2 - Examination - 50%	•	•		•

Alignment of Graduate Attributes to Learning Outcomes

Graduate Attributes	Learning Outcomes			
	1	2	3	4
1 - Communication	•			•
2 - Problem Solving	•	•	•	•
3 - Critical Thinking	•	•	•	•
4 - Information Literacy	•	•	•	•
5 - Team Work				

Graduate Attributes	Learning Outcomes			
	1	2	3	4
6 - Information Technology Competence	•	•	•	
7 - Cross Cultural Competence				
8 - Ethical practice	•	•		•
9 - Social Innovation				
10 - Aboriginal and Torres Strait Islander Cultures				

Alignment of Assessment Tasks to Graduate Attributes

Assessment Tasks	Graduate Attributes									
	1	2	3	4	5	6	7	8	9	10
1 - Written Assessment - 50%	•	•	•	•	•	•		•		
2 - Examination - 50%	•	•	•	•			•	•		

Textbooks and Resources

Textbooks

PROP19001

Prescribed

The Law Affecting Valuation of Land in Australia

Edition: 5 (2014)

Authors: Alan Hyam

Federation

Annandale, n, Australia

ISBN: 9781862879683

Binding: Hardcover

PROP19001

Supplementary

Land Acquisition

(2009)

Authors: Douglas Brown

LexisNexis

Chatswood, NSW, Australia

Binding: Hardcover

Additional Textbook Information

Brown's textbook, if you can find a copy, is adequate and a more compact treatment. Unfortunately it is now out of print. However, Hyam's text is excellent and very thorough. It tends to be the reference book that lawyers use, so it is especially good to have available if you find yourself working in this area.

Also, Earlier editions of Hyam's textbook would also be suitable, but you will have to find the chapter and page references as they may differ from the current edition.

[View textbooks at the CQUniversity Bookshop](#)

IT Resources

You will need access to the following IT resources:

- CQUniversity Student Email
- Internet
- Unit Website (Moodle)
- CoreLogic/RPData sales system - See Property Gateway for access details.
- Property Course Gateway for CF56/CG87/CG88 (Moodle)

Referencing Style

All submissions for this unit must use the referencing style: [American Psychological Association 6th Edition \(APA 6th edition\)](#)

For further information, see the Assessment Tasks.

Teaching Contacts

Garrick Small Unit Coordinator

g.small@cqu.edu.au

Schedule

Week 1 - 09 Jul 2018

Module/Topic

Chapter

Events and Submissions/Topic

Land Resumption and Acquisition Hyam chapter 12

Week 2 - 16 Jul 2018

Module/Topic	Chapter	Events and Submissions/Topic
Acquisition of Land Act 1967 (Qld)	Hyam chapter 12	

Week 3 - 23 Jul 2018

Module/Topic	Chapter	Events and Submissions/Topic
Principles of Compensation I	Hyam chapter 13 & 14	

Week 4 - 30 Jul 2018

Module/Topic	Chapter	Events and Submissions/Topic
Principles of Compensation II	Hyam chapter 15 & 16	

Week 5 - 06 Aug 2018

Module/Topic	Chapter	Events and Submissions/Topic
Measurement of Compensation and Report Writing	Hyam chapter 17 & 18	

Vacation Week - 13 Aug 2018

Module/Topic	Chapter	Events and Submissions/Topic
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Week 6 - 20 Aug 2018

Module/Topic	Chapter	Events and Submissions/Topic
Land Acquisition Act 1989 (Cth)	Land Acquisition Act 1989 (Cth)	

Week 7 - 27 Aug 2018

Module/Topic	Chapter	Events and Submissions/Topic
Revenue - State & Federal	See Moodle site for readings	Compulsory Acquisition Valuation Due: Week 7 Friday (31 Aug 2018) 11:55 pm AEST

Week 8 - 03 Sep 2018

Module/Topic	Chapter	Events and Submissions/Topic
Land Valuation Act 2010 (Qld) I	Land Valuation Act 2010 (Qld)	

Week 9 - 10 Sep 2018

Module/Topic	Chapter	Events and Submissions/Topic
Land Valuation Act 2010 (Qld) II	Land Valuation Act 2010 (Qld)	

Week 10 - 17 Sep 2018

Module/Topic	Chapter	Events and Submissions/Topic
Valuation of Land Affected by Customary Title	See Moodle site for readings	

Week 11 - 24 Sep 2018

Module/Topic	Chapter	Events and Submissions/Topic
Ethics, Standards and the Expert Witness	Hyam chapter 19 & 20	

Week 12 - 01 Oct 2018

Module/Topic	Chapter	Events and Submissions/Topic
Mass Appraisal	See Moodle site for readings	

Review/Exam Week - 08 Oct 2018

Module/Topic	Chapter	Events and Submissions/Topic
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Exam Week - 15 Oct 2018

Module/Topic	Chapter	Events and Submissions/Topic
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Assessment Tasks

1 Compulsory Acquisition Valuation

Assessment Type

Written Assessment

Task Description**Valuation for compensation.**

You are to find a property and complete a valuation for compensation assuming a partial compulsory acquisition following the full details found in Moodle.

Assessment Due Date

Week 7 Friday (31 Aug 2018) 11:55 pm AEST

All Submissions to be made in a format compatible with MS Word (e.g. ".docx", ".doc", ".rtf" or Open Office formats). Pdf format will not be accepted.

Return Date to Students

Week 9 Friday (14 Sept 2018)

Weighting

50%

Assessment Criteria**CORE Elements**

Presentation

Property Description

Economic Outlook

Valuation approach

Computations

Extension Elements

Lease issues

Practitioner contact

PPP issues

Insightfulness

Referencing Style

- [American Psychological Association 6th Edition \(APA 6th edition\)](#)

Submission

Online

Submission Instructions

Please submit in a file format that can be opened by Microsoft Word (.doc, .docx, .rtf, etc). Do not submit .pdf files.

Learning Outcomes Assessed

- Apply the major legal concepts related to statutory valuation to real situations.
- Identify the valuation approaches applicable to rating valuations throughout Australia.
- Research at relevant government offices and internet provider services.
- Demonstrate the responsibilities involved in statutory valuation practice.

Graduate Attributes

- Communication
- Problem Solving
- Critical Thinking
- Information Literacy
- Team Work
- Information Technology Competence
- Ethical practice

Examination

Outline

Complete an invigilated examination.

Date

During the examination period at a CQUniversity examination centre.

Weighting

50%

Length

120 minutes

Exam Conditions

Restricted.

Materials

Dictionary - non-electronic, concise, direct translation only (dictionary must not contain any notes or comments).

Law dictionaries, Business and Law dictionaries (discipline specific dictionaries) are authorised.

Calculator - non-programmable, no text retrieval, silent only

Academic Integrity Statement

As a CQUniversity student you are expected to act honestly in all aspects of your academic work.

Any assessable work undertaken or submitted for review or assessment must be your own work. Assessable work is any type of work you do to meet the assessment requirements in the unit, including draft work submitted for review and feedback and final work to be assessed.

When you use the ideas, words or data of others in your assessment, you must thoroughly and clearly acknowledge the source of this information by using the correct referencing style for your unit. Using others' work without proper acknowledgement may be considered a form of intellectual dishonesty.

Participating honestly, respectfully, responsibly, and fairly in your university study ensures the CQUniversity qualification you earn will be valued as a true indication of your individual academic achievement and will continue to receive the respect and recognition it deserves.

As a student, you are responsible for reading and following CQUniversity's policies, including the [Student Academic Integrity Policy and Procedure](#). This policy sets out CQUniversity's expectations of you to act with integrity, examples of academic integrity breaches to avoid, the processes used to address alleged breaches of academic integrity, and potential penalties.

What is a breach of academic integrity?

A breach of academic integrity includes but is not limited to plagiarism, self-plagiarism, collusion, cheating, contract cheating, and academic misconduct. The Student Academic Integrity Policy and Procedure defines what these terms mean and gives examples.

Why is academic integrity important?

A breach of academic integrity may result in one or more penalties, including suspension or even expulsion from the University. It can also have negative implications for student visas and future enrolment at CQUniversity or elsewhere. Students who engage in contract cheating also risk being blackmailed by contract cheating services.

Where can I get assistance?

For academic advice and guidance, the [Academic Learning Centre \(ALC\)](#) can support you in becoming confident in completing assessments with integrity and of high standard.

What can you do to act with integrity?

**Be Honest**

If your assessment task is done by someone else, it would be dishonest of you to claim it as your own

**Seek Help**

If you are not sure about how to cite or reference in essays, reports etc, then seek help from your lecturer, the library or the Academic Learning Centre (ALC)

**Produce Original Work**

Originality comes from your ability to read widely, think critically, and apply your gained knowledge to address a question or problem