

---

STATUTORY INSTRUMENTS

---

**1991 No. 2815**

**RATING AND VALUATION**

**The Domestic Property (Valuation)  
(Amendment) Regulations 1991**

*Made - - - - 12th December 1991*  
*Laid before Parliament 13th December 1991*  
*Coming into force - - 16th December 1991*

The Secretary of State for the Environment, as respects England, and the Secretary of State for Wales, as respects Wales, in exercise of the powers conferred on them by sections 3(3) and 7(2) and (3) of the Local Government Finance and Valuation Act 1991(1) and of all other powers enabling them in that behalf, hereby make the following Regulations:

**Citation and commencement**

1. These Regulations may be cited as the Domestic Property (Valuation)(Amendment) Regulations 1991 and shall come into force on 16th December 1991.

**Basis of valuation**

2. Regulation 2 of the Domestic Property (Valuation) Regulations 1991(2) is hereby amended—
- (a) in paragraph (5) by the omission of the definition of “state of reasonable repair”; and
  - (b) by the insertion after paragraph (5) of the following paragraph—

“(6) In determining what is “reasonable repair” in relation to a property for the purposes of paragraph (1), the age and character of the property and its locality shall be taken into account.”.

---

(1) 1991 c. 51.  
(2) S.I. 1991/1934.

---

**Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

---

Signed by authority of the Secretary of State for the Environment

12th December 1991

*Michael Portillo*  
Minister of State,  
Department of the Environment

12 December 1991

*David Hunt*  
Secretary of State for Wales

---

## EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations amend regulation 2 (basis of valuation) of the Domestic Property (Valuation) Regulations 1991.

The effect of the amendment is to require the age and character of domestic property and its locality, but not the reasonable expectation of a prospective purchaser, to be taken into account for the purpose of applying the valuation assumption that the property is in a state of reasonable repair.