

Revaluation 2026
Commercial Properties Committee
Practice Note 8
Valuation of Stances

1.0 Introduction

- 1.1 This Practice Note applies to the valuation of a stance or site from which a vendor can operate a stall or locate a machine.

To determine whether an entry is required, consideration should be given to the degree of control, permanence and actual occupation. In most cases, lease or licence agreements will be for a stance or site from which the vendor can operate a stall or locate a machine.

- 1.2 The types of premises covered by this Practice Note may include stances for:

Barrows (jewellery, flower, perfume stalls etc)
Photo booths
Nail/brow bars
Children's rides
Food/beverage stalls
E-cigarette stands
Parcel lockers
Laundry machines

2.0 Basis of Valuation

- 2.1 All subjects in this group should be valued using the Comparative Principle.
- 2.2 Rents should be analysed in terms of the SAA Adjustment of Rents Practice Note.
- 2.3 The subjects should normally be valued looking to the general level of rents passing within a given location for these types of subjects, although, in some cases, a specific location may justify a higher value, such as within a specific part of a shopping centre where footfall is significantly higher.
- 2.4 In the absence of local evidence, it may be appropriate to look out-with the valuation area for comparable evidence.