

ICS 93.020

CCS P13



**NATIONAL STANDARD OF THE
PEOPLE'S REPUBLIC OF CHINA**

GB/T 18508-2014

Replacing GB/T 18508-2001

Regulations for valuation on urban land

城镇土地估价规程

Issued on: July 24, 2014

Implemented on: December 1, 2014

**Issued by: General Administration of Quality Supervision, Inspection and
Quarantine of the People's Republic of China;
Standardization Administration of China**

Table of Contents

- 1 Scope
- 2 Normative references
- 3 Terms and Definitions
- 4 General 3
- 5 Factors Affecting Prices
- 83 Scene Investigation Appendix E (normative) land valuation report and the technical report (assessment worksheet) format specification

Foreword

This standard was drafted in accordance with GB/T 1.1-2009 given rules. This standard replaces GB/T 18508-2001 "urban land valuation procedures." Compared with GB/T 18508-2001, the main content as follows:

- Amend the existing laws and regulations related to non-convergence of expression, collective ownership of land will be acquired permanently renamed "sign Income. "
- Added "Terms and Definitions" chapter.
- The "valuation principles" included in Chapter 4; the "price factors" as a separate chapter 5; benchmark land price factor correction method, route Price Approach application moved "The main method of valuation" section.
- The main valuation methods. Sunday amendment increases the requirements of Land Price Index; income approach, modify the rental of premises love Under conditions, the cost of some of the factors that should be considered when obtaining the present value of homes, and modify the "People's Republic of China Property Law" related to Seek representation does not converge, to reflect on the protection of home ownership, land use rights when the remaining years of economic life is shorter than the house when It requires "a reasonable estimate of the residual value of houses"; residual method, according to the existing real property in land price evaluation and assessment of the price of land to be developed two Types are specified; cost approach, the revised land acquisition costs, development costs, land value and price correction in the presentation; Increase the "public land coefficient modification method" and benchmark land price factor correction method, calibration coefficient correction method to include land, Xiu Changed the scope of benchmark land price factor correction method to increase the price and the application of the principle routes exist when the benchmark premium.
- Valuing. Modify the specific requirements for benchmark premium updated.

--- Land Price Assessment procedure. Modify the assessment process partial representation.

--- Different uses of the land price assessment. an increase of price assessment points of public administration and public services and land transport, deleted On integrated land use assessment content.

--- Different rights under state land price evaluation. revised assessment of the different types of rights representation collation method.

--- Appendix. Added site survey with a reference table format. This standard was proposed by the Ministry of Land Resources. This standard by the National Standardization Technical Committee on Land Resources (SAC/TC93) centralized. This standard was drafted. Ministry of Land and Land Management Division, the China Land Surveying and Planning Institute. This standard was drafted. keep Hu Zhi, Zhou Jianchun, LiaoYongLin, Lu Xinshe, Wu sea, Guan Rong Qian waterfront, Yue Xiaowu, high Xiangjun Zhao Song, Liu Yan, Feng Changchun, Hong Yamin, Zhu Daolin, Yang Guocheng, beam Kexin, Zhang Yu, Bailong Ji, Zhou Wei Shu, Lu Ping, Wu Yu light, Lin Zengjie, Yan Xudong, Cao dry pine, Tian Yanjun. This standard replaces the standards previously issued as follows:

--- GB/T 18508-2001.

With the continued socio-economic development of the land market, land management and land assessment of the emergence of new technologies and changes in demand. "people of China Republic Property Law "promulgated to strengthen the protection of rights in real estate, indirect impact on the market and price formation mechanism; the party's" eighteen " Since the land management system reform and further defined the direction and requirements. As with the existing laws and regulations convergence, standardize and guide urban land price Grid assessment expertise, science reveals interest in land value, promote cultivation and construction land market of GB/T 18508-2001 be repaired Order form this standard. Urban land valuation procedures

1 Scope

GB/T 18508-2014 is the Chinese national standard on regulations for valuation on urban land, in the field of civil engineering. The /T suffix marks it as a recommended standard: it is not compulsory by itself, but it becomes binding as soon as a contract, a tender or a customer specification calls it up - which in practice is how most foreign buyers meet it. It was issued on 24 July 2014 by the General Administration of Quality Supervision, Inspection and Quarantine of the People's Republic of China; Standardization Administration of China, and has been in force since 1 December 2014. Classification: ICS 93.020, CCS P13. This page is published from the official record of the standard held by the Chinese standards administration: the identification, the dates, the classification and the issuing body are taken from there. The clause text, the tables and the numeric limits are in

the document itself, which is delivered complete in English translation.

This standard specifies the valuation of urban land of terms and definitions, general provisions, price factors, the main method of valuation, the benchmark land price assessment, land price evaluation process, the different uses of land price assessment, land price appraisal rights under different state. This standard applies to urban construction land within the scope of the independent industrial and mining areas, "a reference land" and "land price" assessment. Rural construction land value appraisal of the implementation may refer to this standard.

2 Normative references

The following documents for the application of this document is essential. For dated references, only the dated version suitable for use herein Member. For undated references, the latest edition (including any amendments) applies to this document.

GB/T 18507 urban land classification procedures

GB/T 19231 Basic terms of land

GB/T 21010-2007 current land use classification TD/T 1001-2012 cadastral survey protocols TD/T 1009-2007 Urban Land Price Monitoring Technical Specifications

3 Terms and Definitions

GB/T 19231 and defined by the following terms and definitions apply to this document.

3.1 Land landprice The price of land rights formed under market conditions, including in the open market conditions for the formation of an objective and reasonable prices in a particular market conditions Relevance is formed mutually acceptable market price. Unless otherwise specified, the condition refers to the formation of the open market, in certain construction land use right of the right to price, which includes a space connotation Surface and ground, a range of underground and to be divided on the basis of ownership, individually defined as the right to use underground space or airborne use right prices.

3.2 Public land publishedpriceofland To maintain stable and healthy development of the economy and the market as the goal, follow the open market value assessment criteria, and confirmed by the Government, promulgated Premium. It includes a reference premium, demarcation of land, taxation and other land.

3.3 Benchmark premium basicpriceofland In the overall land use plan for urban construction may be within the scope of land development and utilization under average conditions, different levels or different homogeneous Area of \u200b\u200b land for construction, according to business services, residential, industrial and other uses were evaluated by the determination of the government, a valuation using the statutory maximum maturity The average price of land in the area of \u200b\u200b brights.

3.4 Demarcation of land standardized price of land Governments need to identify management, standards development and utilization of parcels in the status quo, under normal market conditions, a valuation using the statutory maximum maturity The price of land rights under the year.

chinastandards.org · PREVIEW