

**Ordinance (1948) enacting the Cadastre Law,  
1947 Rules.  
(3rd January, 1948)**

THE COURT, in pursuance of the Resolution of the States of the 17th day of December, 1947, and having heard His Majesty's Comptroller thereon, under and by virtue of the provisions of Article 12 of the Cadastre Law, 1947, hereby orders:—

1.—The Provisional Ordinance enacting the Cadastre Repeal Law, 1947 Rules of the 28th day of July, 1947, is hereby repealed.

2.—The Rules set out in the Schedule hereto are hereby Cadastre declared to be in force for the purposes of the Cadastre Law Rules Law, 1947.

## SCHEDULE.

Determina-  
tion of values 1.—The Cadastre Committee in its determination of values shall employ such person or persons as the States\* shall have directed or may direct.

2.—The rateable value of every property in so far as it does not consist of commercial glasshouses, agricultural land, horticultural land, or does not fall within category F hereinafter described shall be the sum arrived at by deducting from the annual rental value one quarter of such annual rental value.

The rateable value of commercial glasshouses, agricultural land, horticultural land and of properties falling within category F hereinafter described shall be the same as the annual rental value.

3.—The values of land covered with buildings shall be taken into account in determining the values of such buildings but not otherwise.

4.—For the determination of annual rental values all properties shall be divided into the following six categories according to the purposes for which they are normally usable:—

### PROVIDED THAT

- (a) where a property falls within two or more categories neither of which is category F its annual rental value shall be determined as if the property fell within that one of those categories which would result in the highest annual rental value being attributed to it;
- (b) where a property falls within two or more categories one of which is category F, the Cadastre Committee shall decide what proportion of such property should, having regard to its normal use, be treated as falling within category F and thereupon the annual rental value of such proportion of such property shall be determined as if such proportion fell within category F and the annual

\* Amended by Ordinance of August 28th, 1948.

rental value of the remainder shall be determined as if such remainder fell within that Category which would result in the highest annual rental value being attributed to it.

#### CATEGORY A.

Dwelling-houses and their domestic out-buildings, including domestic gardens, which together with any land covered by a dwelling-house to which they are appurtenant, do not exceed 20 perches in area.

Shops and rooms within the same curtilage as a shop and used exclusively for storage of the goods normally sold in such shop.

Property designed, or when occupied normally used, for obtaining monetary profit other than by way of manufacture and processing, and not being agricultural or horticultural land.

#### CATEGORY B.

Property designed, or when occupied normally used, for obtaining profit by manufacture or processing, not being agricultural or horticultural land.

#### CATEGORY C.

Agricultural Land.

Horticultural Land.

Land, uncovered by buildings, not otherwise herein categorized.

#### CATEGORY D.

Commercial Glasshouses.

#### CATEGORY E.

Property, other than land uncovered by buildings not otherwise herein categorized.

## CATEGORY F.

Property falling under the following classes:

- (a) such properties owned or occupied by the Guernsey Gas Light Company Limited as are used for the purposes of the production of, distribution of, and obtaining payment for, gas and its by-products;
- (b) such properties occupied by the States of Guernsey Water Board as are used for the purposes of the collection of, storage of, purification of, distribution of, and obtaining payment for, water;
- (c) such properties occupied by the States of Guernsey Telephone Council as are used for the purposes of the provision of, and obtaining payment for, telephonic communication;
- (d) such properties occupied by the States of Guernsey Electricity Department as are used for the purposes of the production of, distribution of, and obtaining payment for, electric energy.

Determin-  
ation of  
rental values

5.—The annual rental values of properties falling within their respective categories shall be determined as follows: —

## CATEGORY A.

The annual rental value shall be the sum arrived at by taking the reasonable rent at which the property would be expected to be let from year to year on the terms that the landlord be liable for all repairs and pay all landlord's rates and taxes and insurances.

## CATEGORY B.

The annual rental value shall be a sum equal to 4 per cent. of the capital value of the property (including such fixtures as in law form part of the realty).

### CATEGORY C.

The annual rental value shall be on a sliding scale varying according to the potential productivity of the land, being £3 per vergée for the most productive land and nothing for worthless land.

### CATEGORY D.

The annual rental value of commercial glasshouses fitted with a heating system which is capable of being used or not shall be £3 10s. 0d. per perch save in the parishes of St. Saviour, St. Peter, Torteval and the Forest wherein the annual rental value shall be £3.

The annual rental value of commercial glasshouses not so fitted shall be £2 10s. 0d. per perch irrespective of locality.

The Cadastre Committee shall be empowered, at its discretion, to reduce the annual rental value of glasshouses when, in the opinion of the Committee, such glasshouses are uncultivable.

### CATEGORY E.

The annual rental value shall be a sum equal to 4 per cent. of the capital value of the property (including such fixtures as in law form part of the realty).

### CATEGORY F.

Sub-Category (a).

The annual rental value shall be collectively at the rate of £20 per million cubic feet of gas sold during the period of one year ending with the 31st March immediately prior to the date of the latest determination of the annual rental value.

Sub-Category (b).

The annual rental value shall be collectively at the rate of £20 per million gallons of water distributed to consumers during the period of one year ending with the 25th December immediately prior to the date of the latest determination of the annual rental value.

Sub-Category (c).

The annual rental value shall be collectively eleven shillings and threepence for each subscriber to the telephone service during the period of one year ending with the 31st December immediately prior to the date of the latest determination of the annual rental value.

Sub-Category (d).

The annual rental value shall be collectively at the rate of £1,547 per million kilowatt-hours of electric energy sold during the period of one year ending with the 31st December immediately prior to the date of the latest determination of the annual rental value.