KAMRA TAD-DEPUTATI HOUSE OF REPRESENTATIVES
PARLAMENT TA' MALTA

L-ERBATAX-IL LEĠIŻLATURA

P.L. 1512

Dokument imqiegħed fuq il-Mejda tal-Kamra tad-Deputati fis-Seduta Numru 102 tal-15 ta' Marzu 2023 mill-Ministru għall-Ġustizzja.

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Raymond Scicluna
Skrivan tal-Kamra

A.L. 60 tal-2023

ATT DWAR IT-TIĠDID TA' KIRI TA' RABA' (KAP. 199)

Regolamenti tal-2023 dwar il-Valutazzjoni tal-Art Agrikola

BIS-SAĦĦA tas-setgħat mogħtija bl-artikolu 19(1A) tal-Att dwar it-Tiġdid ta' Kiri ta' Raba', il-Ministru responsabbli għall-ġustizzja, bi qbil mal-Ministru responsabbli għall-agrikoltura, għamel dawn ir-regolamenti li ġejjin:-

Titolu, għan u bidu fis-seħħ.

1. (1) It-titolu ta' dawn ir-regolamenti hu r-Regolamenti tal-2023 dwar il-Valutazzjoni tal-Art Agrikola.

(2) L-għan ta' dawn ir-regolamenti huwa sabiex jistabbilixxi metodu standard ta' valutazzjoni li għandu jiġi applikat għall-valutazzjonijiet kollha tal-valur tas-suq miftuħ tal-art agrikola.

(3) Dawn ir-regolamenti għandhom jidħlu fis-seħħ fi żmien xahrejn (2) mill-pubblikazzjoni tagħhom fil-Gazzetta.

Tifsir.

2. (1) F'dawn ir-regolamenti, kemm-il darba r-rabta tal-kliem ma teħtieġx xort'oħra:

"Att" tfisser l-Att dwar it-Tiġdid ta' Kiri ta' Raba'; Kap. 199.

"fatturi agronomiċi totali" tfisser is-somma tal-fatturi agronomiċi kollha relatati mal-art kif identifikati u kkalkulati skont l-Iskeda I;

"tomna" tfisser kejl ta' erja ta' art ekwivalenti għal elf mija u erbgħa u għoxrin metru kwadru (1124m²);

"valur bażi" tfisser il-valur ta' tomna waħda (1) ta' art agrikola kif stabbilit mill-Ministru responsabbli għall-agrikoltura skont ir-regolament 4.

(2) Kemm-il darba r-rabta tal-kliem ma teħtieġx xort'oħra, kliem u frażijiet użati f'dawn ir-regolamenti li mhumiex imfissra hawnhekk għandu jkollhom l-istess tifsira mogħtija lilhom fl-Att.

Adozzjoni ta' metodoloġija.

3. (1) Il-metodoloġija għall-valutazzjoni tal-valur tas-suq miftuħ tal-art agrikola għandha tiġi kkalkulata billi jiġu applikati l-fatturi agronomiċi totali li jirriżultaw fuq l-art agrikola li tkun qiegħda tiġi vvalutata, għall-valur bażi tal-art agrikola kif aġġustat sabiex jirrifletti d-daqs reali tal-art agrikola li tkun qiegħda tiġi vvalutata

skont l-Iskeda I.

(2) Il-fatturi agronomiċi totali għandhom jiġu vvalutati u determinati skont l-Iskeda II.

(3) Il-valur bażi tal-art agrikola għandu jiġi stabbilit skont ir-regolament 4.

Stabbiliment tal-valur bażi tal-art agrikola.

4. (1) Il-Ministru responsabbli għall-agrikoltura għandu jistabbilixxi u jippubblika permezz ta' avviż tal-Gvern fil-Gazzetta l-valur bażi ta' tomna waħda (1) ta' art agrikola.

(2) Il-valur bażi tal-art agrikola għandu jiġi rivedut kull ħames (5) snin mid-dħul fis-seħħ ta' dawn ir-regolamenti u kull reviżjoni għandha tiġi ppubblikata permezz ta' avviż tal-Gvern fil-Gazzetta.

(3) Fl-istabbiliment tal-valur bażi tal-art agrikola, l-approċċ tal-introjtu għandu jiġi adottat kif stabbilit fl-Istandards Ewropej tal-Valutazzjoni ppubblikati minn żmien għal żmien mill-Assoċċjazzjonijiet tal-Grupp ta' Valwaturi Ewropej sabiex tiġi determinata l-valutazzjoni tas-suq miftuħ tal-art agrikola abbażi tar-rendimenti ta' dħul nett medju li jirriżultaw minn data derivata min-Netwerk ta' Informazzjoni dwar il-Kontabbiltà Agrikola (FADN) stabbilit bir-Regolament ta' Implimentazzjoni tal-Kummissjoni (UE) 2015/220 tat-3 ta' Frar 2015 li jistabbilixxi r-regoli għall-applikazzjoni tar-Regolament tal-Kunsill (KE) Nru 1217/2009 li jistabbilixxi netwerk għall-ġbir ta' data tal-kontabbiltà dwar id-dħul u l-operat kummerċjali ta' azjendi agrikoli fl-Unjoni Ewropea bl-użu tal-metodu ta' kapitalizzazzjoni diretta fejn ir-rata ta' kapitalizzazzjoni għandha tkun ta' tlieta fil-mija (3%).

SKEDA I
(regolament 3)

Kalkolu tal-Prezz Ġust tal-Art Agrikola

1. Għall-finijiet ta' din l-Iskeda, l-abbrevjazzjonijiet li ġejjin għandhom jirreferu għal:

a. AgrVal — Valur Agronomiku

b. AgrValMax — Valur Agronomiku Massimu

ċ. BVAL — Valur Bażiku tal-Art Agrikola

d. FPAL — Prezz Ġust tal-Art Agrikola

e. ProVal — Valur tal-Uċuh tar-Raba' Protett

f. ProValMax — Valur Massimu tal-Uċuh tar-Raba' Protett

g. StrVal — Valur tal-Istruttura Agrikola

h. SumAgr — Somma Totali tal-Fatturi Agronomiċi tal-Art

i. SumPro — Struttura Protetta tal-Uċuh tar-Raba'

j. ValStr — Valur tal-Istruttura

Il-fatturi agronomiċi totali li għandhom jiġu vvalutati skont dawn ir-regolamenti għandhom ikunu magħmula mill-valur agronomiku totali, il-valur totali protett tal-uċuh tar-raba' u l-istrutturi agrikoli totali kif ġej:

Fid-determinazzjoni tal-fattur agronomiku totali, kwalunkwe titjib jew investimenti magħmula mill-kerrej sa tmien (8) snin mid-data tal-valutazzjoni ma għandhomx jiġu inklużi fil-valutazzjoni tal-fatturi agronomiċi.

Il-prezz ġust tal-art agrikola (FPAL) għandu jiġi kkalkulat kif ġej:

FPAL = (l-Erja tal-art x (BVAL/1124)) + (l-Erja tal-art x (AgrVal/1124)) + (l-Erja tal-art koperta bil-protezzjoni tal-uċuh tar-raba' x (ProVal/1124) + StrVal

(a) Kalkolu tal-Valur Agronomiku (AgrVal)

Il-Valur Agronomiku Massimu (AgrValMax) għandu jiġi stabbilit bħala sebgħin fil-mija (70%) tal-Valur Bażiku tal-Art Agrikola (BVAL). Dan huwa allokat għall-aspetti agronomiċi tal-art u għandu jiġi vvalutat fuq il-fatturi identifikati u elenkati fil-paragrafu (a) tal-Iskeda II.

Il-valutazzjoni għandha titwettaq minn esperti fil-qasam li għandhom jagħtu valur nominali lil kull fattur ibbażat fuq il-gwida pprovduta fl-Iskeda II. Is-somma totali tal-fatturi agronomiċi tal-art (SumAgr) allokati għandha tiġi inkluża fil-formula ta' hawn taħt sabiex jiġi determinat il-Valur Agronomiku (AgrVal):

AgrVal = (AgrValMax X SumAgr)/100

(b) Kalkolu tal-Valur tal-Uċuh tar-Raba' Protett (ProVal)

Il-Valur Massimu tal-Uċuh tar-Raba' Protett (ProValMax) għandu jiġi stabbilit għal ħamsa u tletin fil-mija (35%) tal-Valur Bażiku tal-Art Agrikola (BVAL). Dan il-koeffiċjent huwa allokat għall-istat tal-istrutturi permanenti li jistgħu jintużaw għall-kultivazzjoni ta' prodotti agrikoli skont dawn l-istrutturi.

Il-valutazzjoni tal-istat tal-Istrutturi Protetti tal-Uċuh tar-Raba' għandhom jiġu vvalutati fuq il-fatturi identifikati u elenkati fil-paragrafu (b) tal-Iskeda II. Il-valur allokat għall-valutazzjoni tal-Istruttura Protetta tal-Uċuh tar-Raba' (SumPro) għandu jiġi inkluż fil-formula ta' hawn taħt sabiex jiġi determinat il-Valur tal-Uċuh tar-Raba' Protett (ProVal):

$$ProVal = (ProValMax \times SumPro)/100$$

(ċ) Strutturi Agrikoli

(i) Kalkoli tal-ispiża ta' sostituzzjoni tal-imħażen agrikoli preżenti fuq l-art agrikola b'impronta ta' 60m² jew inqas (StrVal)

Il-kalkolu tal-ispiża ta' sostituzzjoni tal-imħażen agrikoli preżenti fuq l-art agrikola b'impronta ta' sittin metru kwadru (60m²) jew inqas għandu jkun marbut mal-BVAL b'allokazzjoni massima ta' sebgħin fil-mija (70%) tal-BVAL. Għandu jkun hemm erba' (4) kategoriji ta' imħażen agrikoli skont il-paragrafu (ċ) tal-Iskeda II. L-ogħla allokazzjoni għandha tiġi allokata lill-imħażen agrikoli li għandhom impronta ta' aktar minn erbgħin metru kwadru (40m²). L-allokazzjonijiet l-oħra għandhom jiġu kkalkulati skont il-formuli preżenti fit-tabella fil-paragrafu (ċ) tal-Iskeda II.

(ii) Strutturi b'impronta li teċċedi s-sittin metru kwadru (60m²) għandhom ikunu soġġetti għal kalkolu tal-valur ta' sostituzzjoni tal-istruttura (ValStr), bl-użu ta' approċċ tal-ispiża kif definit fil-Valutazzjonijiet Standard Ewropej stabbiliti minn żmien għal żmien u kkalkulati kif ġej:

$$StrVal = (ValStr)/2$$

SKEDA II
Fatturi Agronomiċi

(a) Valutazzjoni tal-Fatturi Agronomiċi tal-Art

Parametri	**Linji Gwida**		**Firxa tal-Valur tal-Punteġġ**	**Punteġġ assenjat**	**Ġustifikazzjoni għall-punteġġ assenjat**
Aċċessibbiltà għall-art	0	Art mingħajr aċċess għall-vetturi (passaġġ bir-riġel biss ta' inqas minn 3m wiesgħa)	0 / +10		
	5	Art b'aċċess għall-vetturi mill-inqas 3m wiesgħa f'perjodi ristretti tas-sena			
	10	Art b'aċċess mhux ristrett għall-vetturi ta' mill-inqas 3m wiesgħa			
Aċċess għall-ilma ġdid	0	Art mingħajr aċċess dirett għall-ilma ġdid.	0 / +10		
	5	Art mingħajr aċċess dirett iżda b'ilma ġdid aċċessibbli f'distanza ta' 500m			
	10	Art b'aċċess dirett għall-ilma ġdid			
Aċċess għall-elettriku	0	Art mingħajr aċċess dirett għall-elettriku	0 / +5		
	2.5	Art mingħajr aċċess dirett iżda b'elettriku aċċessibbli f'distanza ta' 500m			
	5	Art b'aċċess dirett għall-elettriku			

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Espożizzjoni għall-irjieħ qawwija	0	L-art hija fiż-żona kostali kif identifikata fiż-Żona Kostali u l-Pulizija taż-Żona Marina	0 / +10		
	5	L-art hija f'distanza ta' 1km miż-żona kostali kif identifikat fiż-Żona Kostali u l-Pulizija taż-Żona Marina			
	10	L-art hija f'distanza itwal minn 1km miż-żona kostali kif identifikat fiż-Żona Kostali u l-Pulizija taż-Żona Marina			
Faċilità tal-użu tal-makkinarju agrikolu	0	L-erja tal-art hija inqas minn tomna waħda (1) jew inqas minn 5m wisgħa	0 / +10		
	3	L-erja tal-art hija aktar minn tomna waħda (1) iżda inqas minn 5m wisgħa			
	6	L-erja tal-art hija aktar minn tomna waħda (1) u iktar minn 5m wisgħa			
	10	L-erja tal-art hija aktar minn tliet (3) tomniet u iktar minn 5m wisgħa			
Inklinazzjoni	0	Art b'inklinazzjoni ta' aktar minn 10%	0 / +5		
	2.5	Art b'inklinazzjoni bejn 5% u 10%			
	5	Art b'inklinazzjoni ta' inqas minn 5%			
Għargħar	0	Riskju ta' għargħar f'aktar minn darba fi tliet (3) snin	0 / +5		
	2.5	Riskju ta' għargħar f'aktar minn darba fi tliet (3) snin u darba f'disa' (9) snin			
	5	Ebda riskju ta' għargħar			

Preżenza ta' elementi fissi tal-pajsaġġ	0	Art b'aktar minn 25% karatteristiċi protetti tal-pajsaġġ u, jew > 50% tal-perimetru tal-għalqa għandha ħitan tas-sejjieħ	0 / +10		
	5	Art b'karatteristika ta' pajsaġġ protett minn 5% sa 25%.			
	10	Art b'inqas minn 5% karatteristika ta' pajsaġġ protett u, jew < 50% tal-perimetru tal-għalqa għandha ħitan tas-sejjieħ			
Fond tal-ħamrija	0	Għelieqi b'fond tal-ħamrija ta' inqas minn 30 ċentimetru fond	0 / +5		
	2.5	Għelieqi b'fond tal-ħamrija ta' aktar minn 30 ċentimetru iżda inqas minn 50 ċentimetru fond			
	5	Għelieqi b'fond tal-ħamrija ta' aktar minn 50 ċentimetru fond			
Klassi tas-sawra tal-ħamrija	0	Ħamrija klassifikata bħala "*sand, clay silt)*"	0 / +5		
	2.5	Ħamrija klassifikata bħala "*Loamy sand, sandy loam, silt loam, sandy clay loam, silty clay loam, silty clay, sandy clay.*"			
	5	Ħamrija klassifikata bħala "*Loam, clay loam.*"			
Salinità tal-ħamrija	0	Salinità tal-ħamrija iktar minn 4000uS/cm	0 / +5		
	2.5	Salinità tal-ħamrija > 2000uS/cm < 4000uS/cm			
	5	Salinità tal-ħamrija inqas minn 2000uS/cm			

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Preżenza ta' ġebel	0	Saff ta' fuq tal-ħamrija (15-il ċentimetru mill-wiċċ) li fih aktar minn 35% ġebel ta' > 6 ċentimetri	0 / +5		
	2.5	Saff ta' fuq tal-ħamrija (15-il ċentimetru mill-wiċċ) li fih bejn 5% u 35% ġebel ta' > 6 ċentimetri			
	5	Saff ta' fuq tal-ħamrija (15-il ċentimetru mill-wiċċ) li fih inqas minn 5% ġebel ta' > 6 ċentimetri			
Ħitan tal-konfini	0	<50% tal-perimetru tal-għalqa għandu ħajt tal-konfini	0 / +5		
	5	>50% tal-perimetru tal-għalqa għandu ħajt tal-konfini			
Infrastruttura għall-ħażna tal-ilma	0	L-ebda ħażna tal-ilma (inqas minn 1000m³) jew aċċess għall-ilma ta' taħt l-art	0 / +10		
	3	Preżenza ta' ġibjun tal-ilma b'aktar minn 1000m³ mingħajr aċċess għall-ilma ta' taħt l-art			
	6	L-ebda ġibjun tal-ilma b'aktar minn 1000m³ b'aċċess għall-ilma ta' taħt l-art			
	10	Preżenza ta' ġibjun tal-ilma b'aktar minn 1000m³ b'aċċess għall-ilma ta' taħt l-art			
Somma totali tal-fatturi agronomiċi tal-art (SumAgr)					

(b) Valutazzjoni tal-Istrutturi Protetti tal-Uċuh tar-Raba’

Struttura Protetta tal-Uċuh tar-Raba’	0	L-ebda Struttura Protetta tal-Uċuh tar-Raba’ preżenti	0/ +100
	0 - 25	Struttura Protetta tal-Uċuh tar-Raba’ preżenti iżda s-serra tkun fil-bżonn ta’ tiswijiet serji	
	25 - 75	Struttura Protetta tal-Uċuh tar-Raba’ preżenti iżda s-serra tkun fil-bżonn ta’ tiswijiet	
	75 - 100	Struttura Protetta tal-Uċuh tar-Raba’ preżenti u ma għandhiex bżonn l-ebda tiswijiet.	

(ċ) Kalkolu tal-ispiża ta’ sostituzzjoni tal-imħażen agrikoli preżenti fuq l-art agrikola b’impronta ta’ sittin metru kwadru (60m²) jew inqas.

< 15 m²	((BVAL X .70)/60) X 15
15 m² sa 20 m²	((BVAL X .70)/60) X 20
20 m² sa 40 m²	((BVAL X .70)/60) X 40
> 40 m²	(BVAL X .70)/60

L.N. 60 of 2023

AGRICULTURAL LEASES (RELETTING) ACT (CAP. 199)

Valuation of Agricultural Land Regulations, 2023

IN EXERCISE of the powers conferred by article 19(1A) of the Agricultural Leases (Reletting) Act, the Minister responsible for justice, with the concurrence of the Minister responsible for agriculture, has made the following regulations:-

Citation, scope and commencement.

1. (1) The title of these regulations is the Valuation of Agricultural Land Regulations, 2023.

(2) The scope of these regulations is to establish a standard valuation method that shall be applied to all valuations of the open market value of agricultural land.

(3) These regulations shall come into force within two (2) months from their publication in the Gazette.

Interpretation.

2. (1) In these regulations, unless the context otherwise requires:

Cap. 199.

"Act" means the Agricultural Leases (Reletting) Act;

"base value" means the value of one (1) tumolo of agricultural land as established by the Minister responsible for agriculture in accordance with regulation 4;

"total agronomical factors" means the sum of all land related agronomical factors as identified and calculated in accordance with Schedule I;

"tumolo" means a measure of land area equivalent to one thousand one hundred and twenty-four square meters (1124m²).

(2) Unless the context otherwise requires, words and phrases used in these regulations which are not defined herein shall have the same meaning as assigned to them in the Act.

Adoption of a methodology.

3. (1) The methodology for the valuation of the open market value of agricultural land shall be calculated by applying the total agronomical factors resulting on the agricultural land being valued, to the base value of agricultural land as adjusted to reflect the actual size of the agricultural land being valued in accordance with

Schedule I.

(2) The total agronomical factors shall be assessed and determined in accordance with Schedule II.

(3) The base value of agricultural land shall be established in accordance with regulation 4.

Establishment of the base value of agricultural land.

4. (1) The Minister responsible for agriculture shall establish and publish by means of a Government notice in the Gazette the base value of one (1) tumolo of agricultural land.

(2) The base value of agricultural land shall be revised every five (5) years from the coming into force of these regulations and each revision shall be published by means of a Government notice in the Gazette.

(3) In establishing the base value of agricultural land, the income approach shall be adopted as established in the European Valuation Standards published from time to time by the European Group of Valuers' Associations in order to determine the open market valuation of agricultural land based on average net income yields resulting from data derived from the Farm Accountancy Data Network (FADN) established by Commission Implementing Regulation (EU) 2015/220 of 3 February 2015 laying down rules for the application of Council Regulation (EC) No 1217/2009 setting up a network for the collection of accountancy data on the incomes and business operation of agricultural holdings in the European Union using the direct capitalisation method where the capitalisation rate shall be of three per cent (3%).

SCHEDULE I
(regulation 3)

Calculating the Fair Price of Agricultural Land

1. For the purposes of this Schedule, the following abbreviations shall refer to:

a. AgrVal – Agronomic Value

b. AgrValMax – Maximum Agronomic Value

c. BVAL – Basic Value of Agricultural Land

d. FPAL – Fair Price of Agricultural Land

e. ProVal – Protected Cropping Value

f. ProValMax – Maximum Protected Cropping Value

g. StrVal – Agricultural Structure Value

h. SumAgr – Total Sum of Agronomic Factors of the Land

i. SumPro - Protected Cropping Structure

j. ValStr - Value of the Structure

The total agronomic factors to be assessed in accordance with these regulations shall be comprised of the total agronomic value, the total protected cropping value and the total agricultural structures as follows:

In determining the total agronomic factor, any enhancements or investments made by the lessee up to eight (8) years from the date of the assessment shall not be included in the assessment of the agronomic factors.

The fair price of agricultural land (FPAL) shall be calculated as follows:

FPAL = (Area of land x (BVAL/1124)) + (Area of land x (AgrVal/1124)) + (Area land covered by Protected Cropping x (ProVal/ 1124) + StrVal

(a) Calculating the Agronomic Value (AgrVal)

The Maximum Agronomic Value (AgrValMax) shall be set at seventy per cent (70%) of the Basic Value of Agricultural Land (BVAL). This is allocated to the agronomic aspects of the land and shall be assessed on the factors identified and listed in paragraph (a) of Schedule II.

The assessment shall be conducted by experts in the field who shall give a nominal value to each factor based on the guidance provided in Schedule II. The total sum of the agronomic factors of the land (SumAgr) allocated shall be included in the formula below to determine the Agronomic Value (AgrValue)

AgrVal = (AgrValMax X SumAgr)/100

(b) Calculating the Protected Cropping Value (ProVal)

The Maximum Protected Cropping Value (ProValMax) shall be set at thirty-five per cent (35%) of the Basic Value of Agricultural Land (BVAL). This coefficient is allocated to the state of the permanent structures that may be used to grow crops under these structures.

The assessment of the state of the Protected Cropping Structures shall be assessed on the factors identified and listed in paragraph (b) of Schedule II. The value allocated to the assessment of the Protected Cropping Structure (SumPro) shall be included in the formula below to determine the Protected Cropping Value (ProVal):

ProVal = (ProValMax X SumPro)/100

(c) Agricultural Structures

(i) Calculating the replacement cost of the agricultural stores present on the agricultural land with a footprint of $60m^2$ or less (StrVal)

The calculation of the replacement cost of the agricultural store present on the agricultural land with a footprint of sixty square metres ($60m^2$) or less shall be linked to the BVAL with a maximum allocation of seventy per cent (70%) of the BVAL. There shall be four (4) categories of agricultural stores in accordance with paragraph (c) of Schedule II. The highest allocation shall be allocated to agricultural stores having a footprint of more than forty square metres ($40m^2$). The other allocations shall be calculated as per the formulas present in the table of paragraph (c) of Schedule II.

(ii) Structures with a footprint exceeding sixty square metres ($60m^2$) shall be subjected to a calculation of the replacement value of the structure (ValStr), using a cost approach as defined in the European Standard Valuations established from time to time and calculated as following:

StrVal = (ValStr)/2

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SCHEDULE II
Agronomic Factors

(a) Assessment of Agronomic Factors of the Land

Parameter	Guidelines		Score value range	Assigned score	Justification for the assigned score
Parcel accessibility	0	Land with no vehicular access (only through a footpath of less than 3m wide)	0 / +10		
	5	Land with vehicular access of at least 3m wide in restricted periods of the year.			
	10	Land with unrestricted vehicular access of at least 3m wide.			
Access to new water	0	Land without direct access to new water.	0 / +10		
	5	Land without direct access but with new water accessible within a distance of 500m.			
	10	Land with direct access to new water.			
Access to electricity	0	Land with no direct access to electricity.	0 / +5		
	2.5	Land without direct access but with electricity accessible within a distance of 500m.			
	5	Land with direct access to electricity.			

Exposure to strong winds	0	Parcel is within the coastal zone as identified in the Coastal Zone and Marine Area Police.	0 / +10		
	5	Parcel is within a distance of 1km from the coastal zone as identified in the Coastal Zone and Marine Area Police.			
	10	Parcel is further than a distance of 1km from the coastal zone as identified in the Coastal Zone and Marine Area Police.			
Ease of use of agricultural machinery	0	Area of parcel is less than one (1) tumolo or less than 5m wide.	0 / +10		
	3	Area of parcel is more than one (1) tumolo but less than 5m wide.			
	6	Area of parcel is more than one (1) tumolo and more than 5m wide.			
	10	Area of parcel is more than three (3) tumoli and more than 5m wide.			
Slope	0	Land with a slope gradient of more than 10%	0 / +5		
	2.5	Land with a slope gradient of between 5% and 10%			
	5	Land with less than 5% slope gradient.			
Flooding	0	Risk of flooding in more than once in three (3) years.	0 / +5		
	2.5	Risk of flooding in more than once in three (3) years and once in nine (9) years.			
	5	No risk of flooding.			

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Presence of fixed elements of the landscape	0	Land with more than 25% protected landscape features u, jew >50% of the perimeter of the field has rubble walls.	0 / +10		
	5	Land with 5% to 25% protected landscape feature.			
	10	Land with less than 5% protected landscape feature and, or <50% of the perimeter of the field has rubble walls.			
Soil depth	0	Fields with soil depth of less than 30cm in depth	0 / +5		
	2.5	Fields with soil depth of more than 30cm but less than 50cm in depth			
	5	Fields with soil depth of more than 50cm depth			
Soil texture class	0	Soil Classified as "Clay, sand, silt."	0 / +5		
	2.5	Soil Classified as "Loamy sand, sandy loam, silt loam, sandy clay loam, silty clay loam, silty clay, sandy clay."			
	5	Soil Classified as "Loam, clay loam."			
Soil salinity	0	Soil salinity more than 4000uS/cm	0 / +5		
	2.5	Soil salinity > 2000uS/cm < 4000uS/cm			
	5	Soil salinity less than 2000uS/cm			

Presence of stones	0	Soil top layer (15cm from surface) containing more than 35% stones of > 6cm	0 / +5		
	2.5	Soil top layer (15cm from surface) containing between 5% and 35% stones of > 6cm			
	5	Soil top layer (15cm from surface) containing less than 5% stones of > 6cm			
Boundary walls	0	< 50% of the perimeter of the field has a boundary wall.	0 / +5		
	5	> 50% of the perimeter of the field has a boundary wall.			
Water storage infrastructure	0	No water storage (less than 1000m³) or access to groundwater.	0 / +10		
	3	Presence of water reservoir with more than 1000m³ with no access to ground water.			
	6	No water reservoir with more than 1000m³ with access to ground water.			
	10	Presence of water reservoir with more than 1000m³ with access to ground water.			
Total sum of agronomic factors of the land (SumAgr)					

(b) Assessment of Protected Cropping Structures

Protected Cropping Structure	0	No Protected Cropping Structure present	0/ +100
	0 - 25	Protected Cropping Structure present however greenhouse is in need of serious repair	
	25 - 75	Protected Cropping Structure present however structure is in need of repair	
	75 - 100	Protected Cropping Structure present and does not need any repairs.	

(c) Calculating the replacement cost of the agricultural stores present on the agricultural land with a footprint of sixty square metres ($60m^2$) or less.

< 15 sq. m	((BVAL X .70)/60) X 15
15 sq. m to 20 sq. m	((BVAL X .70)/60) X 20
20 sq. m to 40 sq. m	((BVAL X .70)/60) X 40
> 40 sq. m	(BVAL X .70)/60

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