

LANDGATE — LAND VALUATIONS

1228. Hon NIGEL HALLETT to the minister representing the Minister for Lands:

I refer to the Western Australian Land Information Authority, Landgate.

- (1) Can the minister please explain why Landgate is the only authority through which land valuations are determined for the purposes of land tax?
- (2) Why does the state government not allow commercial property valuations, to enable property owners to seek an independent or comparative value of their property?
- (3) What evidence is there to show that Landgate valuations are current with today's market values?
- (4) Given that lending institutions use independent property valuation companies, could the minister please explain why this does not extend to the Department of Finance?
- (5) Given that land tax is calculated on 30 June, why is the period of tax not rebated to a seller pro rata in a similar way to that of rates and other expenses, at the date of settlement?

Hon DONNA FARAGHER replied:

I thank the member for some notice of the question.

- (1) The Valuer-General has statutory responsibility for conducting general valuations of all rateable and taxable land under the Valuation of Land Act 1978. The act requires the Valuer-General to be an employee of the Western Australian Land Information Authority, which is known as Landgate.
- (2) Property owners are not prevented from seeking commercial property valuations.
- (3) A general valuation is conducted by the Valuer-General each year. It is measured through accuracy and uniformity checks, which form part of Landgate's published key performance indicators, available on the agency's website.
- (4) The Valuation of Land Act 1978 requires the Valuer-General to create and maintain the state's valuation rolls as well as periodically conduct general valuations. The Valuer-General and Landgate's valuers, operating under this delegation, are independent from the Department of Finance, which is protected by law.
- (5) This is the responsibility of the Minister for Finance.