



Speech by

**Hon. V. LESTER**  
**MEMBER FOR KEPPEL**

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Hansard 19 November 1998

**VALUATION OF LAND AND OTHER LEGISLATION AMENDMENT BILL**

**Hon. V. P. LESTER** (Keppel—NPA) (11.30 a.m.): The Opposition will be supporting this Bill, which overcomes some minor legal concerns in relation to wholesalers wanting to access electronic valuation and historical sales data. This is simply part of the department's program of increasing accessibility of its information services. The amendment will allow specific contracts to be tailored for the wholesalers. This is quite important. Owners of subdivisional land will no longer have to apply for concessional valuation for rates and land tax. These concessions will now flow automatically and will not require departmental processing. As a result, a considerable amount of red tape will be done away with.

The Bill brings the status of Government-owned land into line with privately owned land for the purpose of valuations. Currently, invisible improvements such as landfill are allowed to be factored in as part of the unimproved land valuation on private land but not Government land. The Bill will apply this to Government land also.

The Bill also prevents documents being lodged for registration under the Land Title Act if those documents are inconsistent with another Act. The Bill puts the onus on the applicant to ensure that the documents comply with other Acts.

The coalition in Government made a Cabinet decision to commercialise the valuation services over a two-year period. Prior to commercialisation taking effect it has been necessary to review legislation pertaining to land valuations. This followed the completion of the review of the State's valuation system in 1995. The changes proposed in this Bill are part of an ongoing review instigated by the coalition and are part of a process to ensure that the valuation section will be commercially viable once full commercialisation takes place. I am quite sure these amendments would have the support of industry and the Urban Development Institute. The Opposition is happy to support this Bill and we wish it a speedy journey through the House to its logical conclusion.

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