

QUESTION ON NOTICE

No. 1209

asked on Tuesday, 15 September 2009

MS BATES ASKED THE MINISTER FOR NATURAL RESOURCES, MINES AND ENERGY AND MINISTER FOR TRADE (MR ROBERTSON)—

QUESTION:

With reference to land purchases in Springbrook by the Queensland Government since 2006—

- (1) What are the departmental valuations for each property purchased, and who is advising them of this valuation?
- (2) What base is the government utilising to substantiate these valuations to ensure each purchase reflects current market values?

ANSWER:

Like any standard private sale, negotiations with landholders are voluntary and the purchase price is determined by independent valuations. In the case of Springbrook, the majority of purchases were transacted by the Department of Infrastructure and Planning, using the standard acquisition process undertaken by all Government Departments.

That process entails the commissioning of an independent market valuation, upon which the subsequent offer to purchase is based. The valuation is calculated by comparing the property of interest with comparable properties that have sold recently in the locality, ensuring any purchases that are successfully negotiated are good value for money. Any claims that the Government pays too much for land it acquires, under any program, are clearly wrong.

All purchases for this program were voluntary, made after appropriate negotiation on the sale price, and represent fair value in each case.