

QUESTION ON NOTICE

No. 798

asked on Tuesday, 11 August 2020

MR D LAST ASKED THE MINISTER FOR NATURAL RESOURCES, MINES AND ENERGY (HON DR A LYNHAM)—

QUESTION:

With reference to the department's role in issuing land valuations—

Will the Minister advise (a) the number of objections lodged against statutory land valuations in the last six annual valuation programs (reported separately), (b) the number of objections sustained over this period by the State Valuation Service (SVS) (reported separately) and (c) the internal and external legal costs incurred by the SVS in defending statutory valuations made over this period (reported separately)?

ANSWER:

- (a) Since the valuation of 1 October 2014, there have been 16,762 properly made* objections received against annual valuations#.
- (b) Since the annual valuation of 1 October 2014, there have been 6840 allowed (sustained) objections to annual valuations.

| Date of Valuation | Total number of properly made objections received | Number of allowed objections |
|--------------------|---|------------------------------|
| 01/10/2014 | 2540 | 993 |
| 01/10/2015 | 3422 | 1269 |
| 01/10/2016 | 3200 | 1467 |
| 01/10/2017 | 1532 | 817 |
| 01/10/2018 | 3641 | 1538 |
| 01/10/2019 | 2427 | 756 |
| Grand Total | 16,762 | 6840 |

* A properly made objection is one that meets the requirements of the *Land Valuation Act 2010*

This number is excluding objections to maintenance valuations which are not part of the annual valuation program

- (c) Since the annual valuation of 1 October 2014, total internal costs equal \$1,429,159 and external costs equal \$5,074,515.

The costs have increased as a result of increased complexity of appeals cases in recent years. The land valuation appeals have involved commercial sites in the CBD of Brisbane and multi-unit and retail sites in Brisbane and South-East Queensland.

The Valuer-General, as the respondent and model litigant, engages expert legal representation as well as valuation, town planning, quantity surveying and engineering experts. The costs associated with cases are not only for the appeal hearing but also involve the preliminary stages of preliminary conferences and the preparation of joint expert reports prior to the appeal hearing.

| EXTERNAL COSTS | | | | | | |
|----------------|--------------------|--------------------|------------------|------------------|------------------|------------------|
| Description | FY 19-20 | FY 18-19 | FY 17-18 | FY 16-17 | FY 15-16 | FY 14-15 |
| TOTAL | \$1,165,040 | \$1,347,992 | \$767,877 | \$872,867 | \$756,649 | \$164,088 |