



DUTIES VALUATION CITY, TOWN AND SUBURBAN PROPERTY

OFFICE USE ONLY

Bundle ID:
 Assessor:
 Telephone:

Lodging Party: _____ **Contact number:** _____
Transfer from: _____ **Transaction date:** ____ / ____ / ____
Transfer to: _____ **Consideration: \$** _____
 Percentage of interest being transferred: _____ %

Land Description:

Street Address of Property:	Lot No.	Plan/Diagram/Strata No.

Certificate of Title:

Volume: _____ **Folio:** _____ **Area of Land:** _____

Complete this section if the above land is part of a recent subdivision or Strata Plan:
 (Where possible supply a copy of the approved plan, diagram or strata plan.)

The above land was previously part of: _____ Approval date ____ / ____ / ____

Lot no: _____ Plan/Diagram/Strata: _____ Volume: _____ Folio: _____

Description of Improvements (if any):

Type of Building: (e.g. house, duplex, shop etc.) _____

Construction Material: Walls: _____ Roof: _____

Residential Property									
Year Built	House Area	Bedrooms	Bathrooms	Lounge	Dining	Kitchen	Other	Garages	C/Port
Commercial Property									
Year Built	Office Area	Showroom Area	Warehouse Area	Factory Area	Other	# of Car bays	Net Rent per annum	Outgoings per annum	
Estimated market value of land & improvement (if any):									\$

Signature: _____ Date: ____ / ____ / 20

OFFICE USE ONLY – VALUATION SERVICES REPORT

_____ Val Method
 _____ SC CI Su
 _____ Other
 _____ Ins WI

Recommended value:\$ _____ Contact number: _____

Valuer for valuation services: _____ Date: ____ / ____ / 20

Duty assessed on: _____



FURTHER INFORMATION TO ASSIST IN THE VALUATION PROCESS

Valuations by Licensed Valuers

Duties valuation forms are not required if a valuation is obtained from a valuer licensed under the *Land Valuers Licensing Act 1978* and the total value of the land involved is not greater than \$2 million. The valuation will only be accepted if:

- the valuation was made within three months of the date of the transaction;
- the valuer has carried out a physical inspection of the property; and
- the Commissioner receives written advice from the taxpayer confirming that no improvements have been made to the land since the valuation was conducted.

A licensed valuation provided by the taxpayer will be referred to a qualified valuer if the Commissioner considers for any reason that the valuation requires independent review. If the qualified valuer increases the value of the property, the Commissioner will determine if further action is appropriate.

Provision of Information by the Lodging Party to Assist in Obtaining a Valuation

In addition to completing the duties valuation form, parties are encouraged to submit any other information that may assist in the valuation process, including, but not limited to:

- a valuation or market appraisal made by a qualified valuer that does not comply with the requirements referred to under the Valuations by Licensed Valuers section above;
- a valuation or market appraisal made by a licensed real estate agent within three months of the date of the transaction; or
- a building inspection report from a licensed building inspector to identify damage to, or defects of, the dutiable property that may affect its value. Where available, parties should also provide details of the cost to repair the damage or defects.

How Long Does the Valuation Process Take?

Parties should generally allow 15 working days for the valuation and assessment process to be completed for routine transactions, where a valuation has to be obtained from the Valuer General for city, town or suburban property.

For further details regarding valuations please refer to Commissioner's Practice [TAA 30 'Valuation of Land for Duties Purposes'](#) available from the Office of State Revenue website at www.osr.wa.gov.au.

CONTACT THE OFFICE OF STATE REVENUE

This form can be lodged electronically, as an attachment to a web enquiry, or in person.

Online: www.finance.wa.gov.au/cms/State_Revenue/!_am/Online_Services.aspx

Delivery to:

Office Office of State Revenue
200 St Georges Terrace
PERTH WA 6000

Postal address Office of State Revenue
GPO Box T1600
PERTH WA 6845

Enquiries:

Telephone (08) 9262 1100
1300 368 364
(WA country STD callers only – local call charge)

Web Enquiry www.osr.wa.gov.au/DutiesEnquiry

Website www.osr.wa.gov.au