



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 |
| _____ | <input type="checkbox"/> SC <input type="checkbox"/> CI <input type="checkbox"/> Su |
| _____ | <input type="checkbox"/> Other |
| _____ | <input type="checkbox"/> Ins <input type="checkbox"/> 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

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

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

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

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

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