

WAMA Land Valuation Working Party

NOMINATIONS FOR POSITIONS

Three (3) WAMA Metropolitan Members and three (3) Non metropolitan Members

Background

Following adoption of 1999/2000 Budgets and the issuing of rates notices, a number of western suburbs Local Governments had encountered considerable public criticism due to many properties experiencing substantial rate increases. Many Local Governments maintain that these increases were due to the Valuer-General's assessment of gross rental values and that these significantly exceeded the district average increase.

Whilst investigations of affected properties conducted by some Local Government revealed that 1999 values accurately reflected actual rental values, it was asserted that valuations applied during the previous revaluation grossly understated rentals, thereby leading to problems in 1999/2000.

Representations made to WAMA on this issue were indicated that the nature of this problem was such that all Local Governments could potentially be affected. WAMA was therefore, requested to pursue these valuations issues on behalf of Local Government and in the process, seek to prevent a re-occurrence of current problems.

WAMA subsequently resolved to form a Working Party to liaise with the Valuer-General on ways by which the current system could be improved. The aim of this Working Party was also to secure appropriate assurances from the Valuer-General's Office that problems experienced in the application of gross rental values and unimproved values – including previous undervaluations and current overvaluations – had been addressed.

With respect to scrutiny of land valuations methodology, WAMA has recently adopted a Secretariat report outlining a proposed structure and process for the WAMA Land Valuation Working Party. Accordingly, the Working Party will be structured so as to facilitate the pursuit of metropolitan and non-metropolitan issues involving land valuation methodologies and processes as reflected within the Terms of Reference.

These objectives would be achieved through the establishment of a Committee structure as follows:

Local Government Representation
Three (3) Metropolitan Members
Three (3) Non metropolitan Members

Statutory Organisations
One (1) Valuer-General's Office Representative (Metropolitan)
One (1) Valuer-General's Office Representative (Country)
One (1) Department of Local Government Representative.

Nominations will be accepted from Elected Members and Local Government Officers for the metropolitan and non-metropolitan positions on the Working Party. The objective of this process is to achieve the mix of technical and political representation considered necessary for the successful progression of land valuation methodologies and processes.

Information relevant to the prospective candidates seeking nomination for the WAMA Metropolitan and WAMA Non-metropolitan positions is as follows:

Term:	Ongoing until the completion of the Working Party's deliberations and delivery of findings in accordance with its Terms of Reference.
Commences:	Upon appointment.
Meetings:	Two monthly.
Location:	Local Government House, 15 Altona Street, West Perth.
Meeting Fee:	Not applicable.
Terms of Reference:	The Terms of Reference of the Working Party will be broadly to: • Undertake consultation with the Valuer-General to exchange views on means by which the current land valuation system may be improved. • Identify reasons for the problems experienced by many Local Governments arising from the application of gross rental values and unimproved values in 1999 and seek information as to actions that have been taken to prevent a re-occurrence of the problems, including previous under- valuations and current over-valuations.