

CARNARVON BOAT HARBOUR — MARKET RENTAL VALUATION

219. Hon KEN BASTON to the parliamentary secretary representing the Minister for Planning and Infrastructure:

I refer to the lease of Lot H, Carnarvon Boat Harbour.

- (1) Who conducted the market rental valuation carried out on 31 October 2007?
- (2) What was the rationale used to determine that the current market rental for Lot H was to be \$14 400?
- (3) Have any improvements been made to the leased area by the Department for Planning and Infrastructure since 11 March 2005?
- (4) On what grounds can the minister justify a rent increase from \$6 000 to \$14 400 for this lease?

Hon ADELE FARINA replied:

I thank the member for some notice of this question.

- (1) McGees Property.
- (2) The rationale was market evidence, being industrial sales evidence from the various industrial precincts of Carnarvon, together with a rental valuation methodology that determines the rental value for the land based on a rate of return on the unimproved value of the land.
- (3) No.
- (4) The increase is based on current market valuation by a certified practising valuer, and is considered by that valuer to be fair market rental value.