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The Hon **Greg Pearce** MLC
Minister for Finance and Services
Minister for the Illawarra



Ref: MIN10/17

Mr Russell D. Grove
Clerk of Legislative Assembly
Parliament of New South Wales
Macquarie Street
SYDNEY NSW 2000

Dear Mr Grove

I am writing in relation to the Committee on the Office of the Valuer General's Report No. 3/54 of the Joint Standing Committee on the Office of the Valuer General – Report on the Seventh General Meeting with the Valuer General.

Please find attached a response covering each recommendation made by the Committee in its Report.

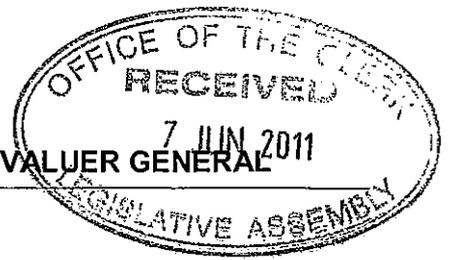
Yours sincerely

Greg Pearce MLC
Minister for Finance and Services

2/6/11

✓ Original to: Table office

Copy to: Clerk-Assistant (committees & corporate)



REPORT ON THE SEVENTH GENERAL MEETING WITH THE VALUER GENERAL

RECOMMENDATION 1: The Committee recommends that the New South Wales Government press for the adoption of a national licensing model for valuers in 2013 similar to the full registration regime for valuers that is currently available in New South Wales.

The Council of Australian Governments (COAG) agreed to establish a National Occupational Licensing System in July 2008. Valuers are currently part of the second tranche of the occupational licences to be considered for inclusion in the national licencing system. The second tranche is due to commence as soon as possible after 1 July 2013.

The National Occupational Licensing System process will provide an opportunity for the NSW Government to participate in discussions on a national approach to licensing valuers. NSW Fair Trading will provide information on its approach to the registration of valuers as part of the process.

RECOMMENDATION 2: The Committee recommends that, at the time that the Department of Services, Technology and Administration notifies the relevant council of land that is affected by the operation of sections 38 or 39 of the *Coastal Protection Act 1979*, similar advice also be provided to the Valuer-General.

Sections 38 and 39 the *Coastal Protection Act 1979* activate the requirement for public authorities to obtain the concurrence of the Minister before carrying out or permitting certain works in the coastal zone. Currently there is no Ministerial advice to any public authority under section 38 of the Act and there is no current order to an authority under section 39 (1).

The requirements for Ministerial concurrence under section 39 are specified in the *Coastal Protection Regulation 2011*, which commenced on 3 March 2011. It is therefore unlikely that there will be any Ministerial advice or orders issued under sections 38 or 39 or the *Coastal Protection Act 1979*. However, should any Ministerial advice or orders be issued the Office of Environment and Heritage will simultaneously notify the relevant council and the Valuer General.

RECOMMENDATION 3: The Committee recommends that the Valuer-General, in conjunction with the Department of Local Government and the Local Government and Shires Association, investigate the most appropriate mechanism to ensure that the Valuer-General is made fully aware of planning controls and restrictions together with other relevant factors that may impact upon land values.

Land and Property Information (LPI), a Division of the Department of Finance and Services oversees the preparation of statutory valuations on behalf of the Valuer General. LPI has a number of regional offices throughout NSW that are responsible for land values in those areas and liaison with councils. This structure, which is supported by regional meetings and direct contact arrangements with individual councils by LPI or statutory valuation contractors, provides an effective mechanism for the passage of information on planning controls and restrictions as well as other relevant factors which may impact upon land values.

RECOMMENDATION 4: The Committee recommends that, where facilities such as jetties or pontoons are shared between 2 or more landowners, the value of that asset should be apportioned to each parcel of land and included in the valuation of the individual property.

The Committee on the Office of the Valuer General's Report No. 4/54 of the Joint Standing Committee on the Office of the Valuer General – Report on the Inquiry into the provisions of the *Valuation of Land Act 1916* recommended that a comprehensive review of the Act be undertaken.

This issue will be considered when the Act is next reviewed.

RECOMMENDATION 5: The Committee recommends that the Valuer-General, in conjunction with the Department of Local Government, the Local Government and Shires Association, and if appropriate, the Office of State Revenue, develop clear guidelines as to how valuations should be applied for rating purposes, where a shared facility is identified.

The Valuer General supplies land values to council for their use in the determination of rates. The Valuer General is not involved with the determination of council rates.

The Committee on the Office of the Valuer General's Report No. 4/54 of the Joint Standing Committee on the Office of the Valuer General – Report on the Inquiry into the provisions of the *Valuation of Land Act 1916* recommended that a comprehensive review of the Act be undertaken.

This issue will be considered when the Act is next reviewed.