



GPNSW Ref: GPCEO13/0134  
Your ref: LAC13/334

Mr John Miller  
Inquiry Manager  
Public Accounts Committee  
Parliament of New South Wales  
Macquarie Street  
SYDNEY NSW 2000

Dear Mr Miller

### Follow up of the Auditor General's 2012 Financial Audit Report

Thank you for your letter dated 23 September 2013 concerning questions taken on notice by the CEO, Government Property NSW at the Public Account Committee hearing held on 12 September 2013.

In response to those questions:

1. Attached is a copy of the new data sheet and accompanying letter that was emailed to 210 government agencies on the 29 August 2013.
- 2(a). Agencies were asked to respond within one month from that date. Land and Property Information are actively following up on responses and have issued reminder notices to those agencies that are yet to provide information.
- 2(b). To date, 36 agencies have responded with their reconciliation data

Yours sincerely

**Brett Newman**  
Chief Executive Officer

11/10/13



# Government Property NSW

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Ref: GPCEO13/0096

20 August 2013

Chief Executive  
Aboriginal Housing Office  
PO Box W5 Westfield  
PARRAMATTA NSW 2150

Dear Sir/Madam

**I am writing to you regarding the 2013/14 annual reconciliation of the Government Property Register (GPR) which is now the responsibility of Government Property NSW (GPNSW).**

The Government Property NSW Act 2006 (Section 21A) and Premier's Memorandum 2012-20 require all NSW government departments and statutory bodies to provide GPNSW with information regarding all land owned or occupied by them. In addition, the Premier's Memorandum states that agencies may now retain 100% of the net proceeds from property divestments for reinvestment in their capital base. However, Government has also determined that after 30 June 2014 the net proceeds of any real property asset sale to be retained by an agency will be capped at the then GPR registered asset market valuation.

Consequently, this year GPNSW is seeking some of this additional information and over time would also like to work with agencies to make the GPR more useful to them for strategic asset planning purposes. As a first step and in addition to the usual property data reconciliation, GPNSW is requesting details of current market valuations for land and improvements for each property.

The information collected during this reconciliation will assist in maintaining the accuracy of the GPR which is the sole authoritative register of government owned and leased property and subject to annual audit by the Auditor General.

To facilitate the reconciliation, a copy of this letter together with the options for data provision will be sent directly to the nominated contact officer or officers for your agency. I would ask that your agency provide the required information to Ms Diana Smith, Product Manager GPR, at [gpr.info@lpi.nsw.gov.au](mailto:gpr.info@lpi.nsw.gov.au) within one month from the date of this letter.

Should you require any further information regarding this letter please contact Vince Spanhel at Government Property NSW on 9273 3909 or at [vince.spanhel@property.nsw.gov.au](mailto:vince.spanhel@property.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brett Newman', written in a cursive style.

Brett Newman  
Chief Executive Officer  
Government Property NSW

## Current Market Valuations information and instructions

As part of this year's GPR reconciliation Government Property NSW is requesting additional information to the usual property data, GPNSW is requesting details of current market valuations for land and improvements for each property.

The below table explains the additional data fields that will need to be added to the Reconciliation template this year.

Field	Value	Explanatory note to users
Current land value	\$	Provide the most recent value recorded for the land associated with the GPR entry. This will be the valuation obtained for disposal purposes or the fair value recorded for current financial year.
Current building value	\$	Provide the most recent value recorded for the building. This will be the valuation obtained for disposal purposes or the fair value recorded for current financial year.
Value as at	dd/mm/yyyy	
Gross replacement cost (insurance value)	\$	Provide the insurance value for the building submitted to TMF.
Total building area (m2)	m2	Optional field.
Valuation approach adopted (nominate one): <ul style="list-style-type: none"> <li>- Market based evidence</li> <li>- Depreciated replacement cost</li> <li>- Income approach</li> </ul>		Optional field. Please see NSW Treasury Valuation of Physical Non-Current Assets for definitions.

We have attached an excel spreadsheet with all the column headings showing the additional fields where you can import your own (agency) data into the file.

If you are going to download the agency data currently held in the GPR using option 2, then you will need to replace the column headings with the headings from the attached spreadsheet so the valuation data can be added.

AGENCY_NAME	LOT_NO	SECTION_NO	PLAN_TYPE	PLAN_NO	LOT_AREA	LOT_AREA_UNIT	LEGAL_OWNER	BOOK	PAGE_NO
GOVT_GAZETTE_FOLIO_NO	AGENCY_REFERENCE_NO	PROPERTY_NO	PROPERTY_NAME	HOUSE_NO_1_PREFIX	HOUSE_NO_1	HOUSE_NO_1_SUFFIX	HOUSE_NO_2_PREFIX	HOUSE_NO_2	HOUSE_NO_2_SUFFIX
VOLUME	FOLIO	GOVT_GAZETTE_NO	GOVT_GAZETTE_DATE	UNIT_NO_PREFIX	UNIT_NO	UNIT_NO_SUFFIX	UNIT_TYPE	BUILDING_NAME	LEVEL_NO_PREFIX
LEVEL_NO	LEVEL_NO_SUFFIX	LEVEL_TYPE	ADDRESS_LOT_NO	ROAD_1_NAME	ROAD_1_SUFFIX	ROAD_1_TYPE	ROAD_2_NAME	ROAD_2_SUFFIX	ROAD_2_TYPE
SUBURB	POSTCODE	IMPROVEMENT	LAND_USE	LAND_USE_CODE	ESSENTIAL_PROPERTY	LESSEE	OCCUPIED_BY	AREA	AREA_UNIT
DEALING_NO	CROWN_LAND (Y/N)	CROWN_START_DATE	CROWN_END_DATE	RESERVE_NO	TENURE_TYPE	CROWN_LAND_PURPOS	TAKING_BOOK_NO	TAKING_BOOK_PAGE_NO	
OPTION_PERIOD	PURPOSE	LEASE_START_DATE	LEASE_END_DATE	TAKING_NO	MISCELLANEOUS_TYPE	CORE_LOT_CALCULATED	CORE_LOT_CALCULATED	Current Land Value	
Current Building Value	Value as at	Gross Replacement Cost (insurance value)	Total Building area (m2)	Valuation approach adopted					