

Office of the New South Wales Valuer General

Ms Marie Andrews MP
Member for Gosford
Chair
Joint Standing Committee on the
Office of the Valuer General
Parliament of New South Wales
Macquarie Street
Sydney NSW 2000

VG09/174/12

2 December 2009



Dear Ms Andrews

Re: Sixth General Meeting

In response to the two issues raised in your letter of 11 November 2009.

Question 1

Could you please clarify what is meant by “Better matching last dates for lodgement of objections to dates of Notices of Valuation” and how this will assist resolving objections in a timely manner.

Historic practice of staggering the issue of Notices of Valuation by local government area was discontinued on Australia Post advice that postage costs could be minimised by adopting a state wide mailing program. Further negotiations with Australia Post have enabled the Valuer General to issue Notices of Valuation by local government area for no additional cost. This allows the better management of communications in the local government area, and maximises efficiency by enabling the batching of objections to valuation contractors.

The 1 July 2009 Notices of Valuation will now be issued with a ‘last day to object’ reflecting 60 days after the issue date. There will be four last dates to object corresponding with the week the Notice of Valuation is issued. This will provide a continual flow of objections avoiding the ‘last day to object’ peak and will assist assessors and contract valuers by having a more evenly distributed workload.

Question 2

Submission received from RICS Oceania claiming RICS members are excluded from tendering as contract valuers and volunteering to assist in establishing a graduate and trainee valuer program.

Membership of the Australian Property Institute (API) is not a mandatory requirement in the current tender documents for rating and taxing valuation services. However, there are references to the API Standards in the Rating & Taxing Procedures Manual V 6.1.1 outlined below:

Responsibility section on Page 1 states:-



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New South Wales Government



Department of Lands

The Office of the New South
Wales Valuer General is part
of the New South Wales
Department of Lands

All staff are to comply with the Australian Property Institute's Professional Practice Guide's Code of Ethics, Rules of Conduct and relevant Practice Standards and Guidance Notes.

Section 2.2 Professional Standards states:-

2.2 Professional Standards

The service obligations in the contract require that the contractor and its representatives are all suitably qualified and experienced and have the appropriate skills and ability to conduct the valuations in accordance with professional standards. Explanation and guidance to the level of professional standards expected can be found in the Australian Property Institute's (API) Professional Practice Guide, Fifth Edition.

When conducting valuations, valuers are to comply with API Practice Standards, 'ANZVGN1 – Valuations Procedures Real Property' and ANZVGN4 – Valuations for Rating and Taxing.'

It is important to note that Practice Standards in the API Professional Practice Guide are mandatory. Whilst Guidance Notes are not compulsory, they represent 'good practice' and should be followed.

12 Reference Documents

Contractors must be aware of and have regard to the requirements of the following documents:

- Contract
- Valuation of Land Act 1916 and other relevant statutes
- Land and Environment Court Practice Notes
- Valuer General's Policies
- Chief Valuer's Memoranda
- Rating and Taxing Valuation Procedures Manual
- Rating and Taxing Valuation Contract Management Procedures Manual
- Rating and Taxing Valuation Technical Instructions
- Valnet II User Guide
- API Professional Practice Guide, Fifth Edition.

In the event of conflict between any of these documents they are to be considered in the order of ranking above.

There are also a number of other references to report standards and hypothetical developments which refer to API issued standards.

Current panel contracts for State-wide Real Estate Valuation Services for the General Manager, Land and Property Information, do require API membership. This requirement will be reviewed prior to the issue of the next panel tender when the contracts expire in 2010.

Land and Property Information has recently had discussions with RICS regarding access to standards and making tender processes more accessible to RICS members. Tender and contract conditions are reviewed at the commencement of each new tender process to encourage maximum industry participation.

Yours sincerely

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

Simon Gilkes
Acting Valuer General