

INQUIRY INTO THE PROVISIONS OF THE VALUATION OF LAND ACT 1916

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Date Received: 28/07/2010

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Joint Committee on the Office of the Valuer General
Parliament House
Macquarie St
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Att Marie Andrews MP
Chair

RE: Inquiry into the Provisions of the Valuation of Land Act 1916

Thank-you for your invitation to write a submission regarding the above.

As a current contractor to Land and Property Management Authority (LPMA) on behalf of the Valuer-General, we have noticed and assisted with many improvements to the provision of land valuations under the Valuation of Land Act 1916 over recent years.

The Valuer-General now requires a higher degree of quality control and reporting which has resulted, I believe, in a much improved product. The accountability now placed on valuation contractors is much greater, which I have no problem with, however the demands have also shifted the delivery timelines further forward each year. This becomes problematic due to the Base Date which is 01 July each year.

Essentially, the Valuer-General / LPMA requires sales analysis as close in point of time as possible to the Base Date to establish land values. However, with new reporting standards and delivery times in place, much emphasis is now placed on the "preliminary value files" containing the proposed value levels for that year. These files are due no later than 15 September. Considering that most residential sales have a six (6) week settlement it limits the amount of sales evidence available as close in time as possible to the Base Date. It also places considerable pressure and increased workloads over a short period of time on our staff. Presently we pay our staff overtime and bring in contract valuers in an effort to meet the deadlines, however a much more efficient and sensible solution would be to amend the Base Date to an earlier time in the year. My recommendation would be **1 May** for each year. This would allow for better analysis of sales close to the Base Date and allow for a more meaningful interpretation of those sales in the verification (or handcrafting of land values) process. It will also even out the workflow for valuation contractors which should also result in improved quality.



I understand the files are required by 15 September largely for budgetary purposes for Land Tax and therefore this date cannot be moved. I also understand that changing the Base Date requires a change to the legislation and may also be problematic. However, I strongly believe an amendment to the Base Date is one of most efficient ways to improve the quality regarding delivery of services by valuation contractors.

I accept the above submission is quite simplistic and lacking in detail but I would be happy to discuss further if required.

Yours faithfully

*Murray Edmondson
(Director)
Southern Alliance Valuation Services Pty Ltd*