

## Valuer General

Our ref: 23/00433

Mr Scott Chapman  
Director  
Independent Pricing and Regulatory Tribunal  
Email: [scott\\_chapman@ipart.nsw.gov.au](mailto:scott_chapman@ipart.nsw.gov.au)

30 November 2023

Dear Mr Chapman

Thank you for the opportunity to provide feedback on IPART's draft findings and recommendations on Liverpool City Council's East Leppington Contributions Plan. The feedback below relates to section 4.4.5 of the Draft Report (the Report).

I have reviewed the Report and wish to draw attention to the 12% land acquisition allowance for heads of compensation under the *Land Acquisition (Just Terms Compensation) Act 1991*. I note IPART has identified that compensation usually comprises of fixed costs with the exception of market value. In addition market value bears no relationship to the other heads of compensation. Instead, individual facts related to each acquired property determine the other heads of compensation. This includes consideration of the type of tenure acquired and whether an acquisition is of an entire property or only part.

I agree with IPART's recommendation that data obtained from land acquisitions as the contribution plan is implemented should inform future reviews of these costs – ensuring the overall contribution plan remains fit for purpose into the future.

Should you wish to discuss this matter further, please contact [REDACTED]

[REDACTED] Valuation NSW, at [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

Valuer General