



Prices for land valuation services provided by the Valuer General to councils

From 1 July 2019 to 30 June 2025

Draft Determination

April 2019

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Preliminary

1 Application of this determination

1.1 This determination sets maximum prices for the Monopoly Service

Under section 12 of the IPART Act, this determination sets out the maximum prices that the Valuer General may charge for the Monopoly Service.

1.2 Term of this determination

- (a) This determination commences on 1 July 2019, or the date that it is published in the NSW Government Gazette, whichever is later (**Commencement Date**).
- (b) The maximum prices under this determination apply from the Commencement Date to 30 June 2025 (**Term**).

2 Pricing Schedule

The maximum price that the Valuer General may charge for supplying the Monopoly Service to Councils is set out in Schedule 1.

3 Legislative Background

3.1 IPART may set maximum prices for a government monopoly service referred to IPART by the Minister

- (a) Section 12 of the IPART Act provides that IPART is to conduct investigations and make reports to the Minister on the determination of the pricing for a specified government monopoly service referred to IPART by the Minister.
- (b) On 16 October 2018, IPART received a referral from the Minister requesting that IPART investigate and report on the determination of the maximum prices for the Monopoly Service to apply in total for a period of 6 years.

3.2 The Monopoly Service is a government monopoly service

The Monopoly Service is a government monopoly service because it falls within the scope of the *Government Pricing Tribunal (Valuer General's Services) Order 1993*.

Schedule 1 Maximum Price for the Monopoly Service

1 Application

This Schedule sets out the maximum price that the Valuer General may charge a Council for the Monopoly Service.

2 Calculation of maximum price

- (a) The maximum price that the Valuer General may charge a Council for the Monopoly Service in respect of an Area in:
 - (1) a Coastal Zone, is the Entry Charge in Table 1.1 for the applicable Period multiplied by the Number of Area Entries;
 - (2) a Country Zone, is the Entry Charge in Table 1.2 for the applicable Period multiplied by the Number of Area Entries;
 - (3) a Metropolitan Zone, is the Entry Charge in Table 1.3 for the applicable Period multiplied by the Number of Area Entries; and
 - (4) the City of Sydney Zone, is the Entry Charge in Table 1.4 for the applicable Period multiplied by the Number of Area Entries.
- (b) For the purpose of clause 2(a), 'Number of Area Entries' means the number of entries for the Area on the Valuation Roll of the Council as at the 30 June immediately preceding the Period.

Tables 1.1 – 1.4 Entry Charges by Zone

Table 1.1 Entry Charge for an Area in the Coastal Zone

Commencement Date to 30 June 2020 \$ per entry	1 July 2020 to 30 June 2021 \$ per entry	1 July 2021 to 30 June 2022 \$ per entry	1 July 2022 to 30 June 2023 \$ per entry	1 July 2023 to 30 June 2024 \$ per entry	1 July 2024 to 30 June 2025 \$ per entry
6.32	6.32 x CPI ₁	6.32 x CPI ₂	6.32 x CPI ₃	6.32 x CPI ₄	6.32x CPI ₅

Table 1.2 Entry Charge for an Area in the Country Zone

Commencement Date to 30 June 2020 \$ per entry	1 July 2020 to 30 June 2021 \$ per entry	1 July 2021 to 30 June 2022 \$ per entry	1 July 2022 to 30 June 2023 \$ per entry	1 July 2023 to 30 June 2024 \$ per entry	1 July 2024 to 30 June 2025 \$ per entry
7.42	7.42 x CPI ₁	7.42 x CPI ₂	7.42 x CPI ₃	7.42 x CPI ₄	7.42 x CPI ₅

Table 1.3 Entry Charge for an Area in the Metropolitan Zone

Commencement Date to 30 June 2020 \$ per entry	1 July 2020 to 30 June 2021 \$ per entry	1 July 2021 to 30 June 2022 \$ per entry	1 July 2022 to 30 June 2023 \$ per entry	1 July 2023 to 30 June 2024 \$ per entry	1 July 2024 to 30 June 2025 \$ per entry
5.83	5.83 x CPI ₁	5.83 x CPI ₂	5.83 x CPI ₃	5.83 x CPI ₄	5.83x CPI ₅

Table 1.4 Entry Charge for an Area in the City of Sydney Zone

Commencement Date to 30 June 2020 \$ per entry	1 July 2020 to 30 June 2021 \$ per entry	1 July 2021 to 30 June 2022 \$ per entry	1 July 2022 to 30 June 2023 \$ per entry	1 July 2023 to 30 June 2024 \$ per entry	1 July 2024 to 30 June 2025 \$ per entry
12.07	12.07 x CPI ₁	12.07 x CPI ₂	12.07 x CPI ₃	12.07 x CPI ₄	12.07 x CPI ₅

Schedule 2 Definitions and interpretation

1 Definitions

1.1 General definitions

In this determination:

Area means an area as constituted under section 204 of the *Local Government Act 1993* (NSW) as at the Commencement Date.

City of Sydney Zone means the Area listed in Table 3.4 of Schedule 3.

Coastal Zone means the Areas listed in Table 3.1 of Schedule 3.

Commencement Date is defined in clause 1.2(a) of the Preliminary section of this determination.

Council has the meaning given to that term under the *Local Government Act 1993* (NSW).

Country Zone means the Areas listed in Table 3.2 of Schedule 3.

Determination No. 2 of 2014 means IPART's Determination No. 2, 2014 entitled "*Review of prices for land valuation services provided by the Valuer-General to councils*".

Entry Charge means:

- (a) in relation to the Coastal Zone, the applicable charge specified in Table 1.1;
- (b) in relation to the Country Zone, the applicable charge specified in Table 1.2;
- (c) in relation to the Metropolitan Zone, the applicable charge specified in Table 1.3;
- and
- (d) in relation to the City of Sydney Zone, the applicable charge specified in Table 1.4.

IPART means the Independent Pricing and Regulatory Tribunal of New South Wales established under the IPART Act.

IPART Act means the *Independent Pricing and Regulatory Tribunal Act 1992* (NSW).

Metropolitan Zone means the Areas listed in Table 3.3 of Schedule 3.

Minister means the Minister responsible for administering the IPART Act.

Monopoly Service means the furnishing of valuation lists and supplementary lists under Part 5 of the *Valuation of Land Act 1916* (NSW) by the Valuer General to a council of an area under the *Local Government Act 1993* (NSW).

Number of Area Entries is defined in clause 2(b) of Schedule 1.

Period means:

- (a) the Commencement Date to 30 June 2020;
- (b) 1 July 2020 to 30 June 2021;
- (c) 1 July 2021 to 30 June 2022;
- (d) 1 July 2022 to 30 June 2023;
- (e) 1 July 2023 to 30 June 2024; or
- (f) 1 July 2024 to 30 June 2025.

Term is defined in clause 1.2(b) of the Preliminary section of this determination.

Valuation Roll has the meaning given to it under section 53 of the *Valuation of Land Act 1916* (NSW).

Valuer General means the person appointed to that office in accordance with section 8 of the *Valuation of Land Act 1916* (NSW).

1.2 Consumer Price Index

- (a) CPI means the consumer price index All Groups index number for the weighted average of eight capital cities, published by the Australian Bureau of Statistics, or if the Australian Bureau of Statistics does not or ceases to publish the index, then CPI will mean an index determined by IPART.

(b)

$$CPI_1 = \left(\frac{CPI_{\text{March}2020}}{CPI_{\text{March}2019}} \right)$$

$$CPI_2 = \left(\frac{CPI_{\text{March}2021}}{CPI_{\text{March}2019}} \right)$$

$$CPI_3 = \left(\frac{CPI_{\text{March}2022}}{CPI_{\text{March}2019}} \right)$$

$$CPI_4 = \left(\frac{CPI_{\text{March}2023}}{CPI_{\text{March}2019}} \right)$$

$$CPI_5 = \left(\frac{CPI_{\text{March}2024}}{CPI_{\text{March}2019}} \right)$$

- (c) The subtext (for example $\text{March}2019$) when used in relation to the CPI in paragraph 1.2(b) above refers to the CPI for the quarter and year indicated (in the example, the March quarter for 2019).

2 Interpretation

2.1 General provisions

In this determination:

- (a) headings are for convenience only and do not affect the interpretation of this determination;
- (b) a reference to a schedule, clause or table is a reference to a schedule to, clause of or table in, this determination unless otherwise indicated;
- (c) a construction that would promote the purpose or object expressly or impliedly underlying the IPART Act is to be preferred to a construction that would not promote that purpose or object;
- (d) words importing the singular include the plural and vice versa;
- (e) a reference to a law or statute includes regulations, rules, codes and other instruments (including licences) under it and consolidations, amendments, re-enactments or replacements of them or of the law or statute itself;
- (f) where a word is defined, other grammatical forms of that word have a corresponding meaning;
- (g) a reference to a day is to a calendar day;
- (h) a reference to a financial year is a reference to a period of 12 months beginning on 1 July and ending on the following 30 June;
- (i) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, but not limited to persons taking by novation), replacements and assigns; and
- (j) a reference to a body, whether statutory or not:
 - (1) which ceases to exist; or
 - (2) whose powers or functions are transferred to another body,
 is a reference to the body which replaces it or which substantially succeeds to its powers or functions.

2.2 Area amalgamations and boundary changes during the Term do not affect application of this determination

Where the boundary of a local government area is altered during the Term of this determination (including by an amalgamation under Division 2A of Part 1 of Chapter 9 of the *Local Government Act 1993* (NSW)), that modification has no effect on the categorisation of any Area under Schedule 3 of this determination.

[For example: if an Area was categorised as part of the Country Zone under Schedule 3 as at the Commencement Date, and is amalgamated with an Area, or part of an Area, that is part of the Coastal Zone during the Term of this determination, the Area that was categorised under Schedule 3 as:

- (a) a part of the Country Zone prior to the amalgamation will, for the purpose of applying this determination, continue to be treated as part of the Country Zone; and

- (b) a part of the Coastal Zone prior to the amalgamation will, for the purpose of applying this determination, continue to be treated as a part of the Coastal Zone.]

2.3 Explanatory notes, examples and clarification notices

- (a) Explanatory notes and examples do not form part of this determination, but in the case of uncertainty may be relied on for interpretation purposes.
- (b) IPART may publish a clarification notice in the NSW Government Gazette to correct any manifest error in this determination. Such a clarification notice is taken to form part of this determination.

2.4 Maximum prices exclusive of GST

Maximum prices set out in this determination do not include GST.

For the avoidance of doubt, where GST is lawfully applied to maximum prices set out in this determination, the resulting GST inclusive price is consistent with this determination.

2.5 Rounding Rule

- (a) Any maximum price calculated in accordance with this determination is to be rounded to the nearest whole cent.
- (b) For the purposes of rounding a maximum price under clause 2.5(a), any amount that is a multiple of 0.5 cents (but not a multiple of 1 cent), is to be rounded up to the nearest whole cent.
- (c) The CPI multipliers calculated under clause 1.2 are to be rounded to three decimal places before adjusting a maximum price for inflation.
- (d) For the purposes of rounding the CPI multipliers under clause 2.5(c), any amount that is a multiple of 0.0005 (but not a multiple of 0.001) is to be rounded up to three decimal places.

Schedule 3 Categorisation of Areas

Table 3.1 – Coastal Zone

Area
Ballina
Bega Valley
Bellingen
Byron
Central Coast
Clarence Valley
Coffs Harbour
Eurobodalla
Kempsey
Kiama
Kyogle
Lake Macquarie
Lismore
Mid-Coast
Nambucca
Newcastle
Port Macquarie-Hastings
Port Stephens
Richmond Valley
Shellharbour
Shoalhaven
Tweed
Wingecarribee
Wollondilly
Wollongong

Table 3.2 – Country Zone

Area
Albury
Armidale Regional
Balranald
Bathurst Regional
Berrigan
Bland
Blayney
Bogan
Bourke
Brewarrina
Broken Hill
Cabonne
Carrathool
Central Darling
Cessnock
Cobar
Coolamon
Coonamble
Cootamundra-Gundagai Regional
Cowra
Dubbo Regional
Dungog
Edward River
Federation
Forbes
Gilgandra
Glen Innes Severn
Goulburn Mulwaree
Greater Hume
Griffith
Gunnedah
Gwydir
Hay
Hilltops
Inverell
Junee
Lachlan

Area
Leeton
Lithgow
Liverpool Plains
Lockhart
Maitland
Mid-Western Regional
Moree Plains
Murray River
Murrumbidgee
Muswellbrook
Narrabri
Narrandera
Narromine
Oberon
Orange
Parkes
Queanbeyan-Palerang Regional
Singleton
Snowy Monaro Regional
Snowy Valleys
Tamworth Regional
Temora
Tenterfield
Upper Hunter
Upper Lachlan
Uralla
Wagga Wagga
Walcha
Walgett
Warren
Warrumbungle
Weddin
Wentworth
Yass Valley

Table 3.3 – Metropolitan Zone

Area
Bayside
Blacktown
Blue Mountains
Burwood
Camden
Campbelltown
Canada Bay
Canterbury-Bankstown
City of Parramatta
Cumberland
Fairfield
Georges River
Hawkesbury
Hornsby
Hunters Hill
Inner West
Ku-ring-gai
Lane Cove
Liverpool
Mosman
North Sydney
Northern Beaches
Penrith
Randwick
Ryde
Strathfield
Sutherland
The Hills Shire
Waverley
Willoughby
Woollahra

Table 3.4 – City of Sydney Zone

Area
City of Sydney