

11 January 2019

Review of Prices for Land Valuation Services
Independent Pricing and Regulatory Tribunal
Email: ipart@ipart.nsw.gov.au

Dear Sir/Madam

Re: Review of prices for land valuation services provided by the Valuer General to Councils

Thank you for the opportunity to make a submission on points raised by the Valuer General to IPART in relation to the abovementioned review. To support the achievement of a fair and equitable outcome AlburyCity makes the following comments.

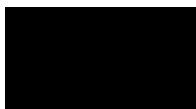
From AlburyCity's perspective there are issues with both the current and proposed pricing models that warrant review. The current uniform pricing model is currently viewed as inadequate due to property categorisation issues (in particular non-rateable properties). The differential model proposed by the Valuer General is not considered equitable for regional city councils such as AlburyCity, which are predominately residential in nature compared to other rural councils. If a differential pricing model is to be applied, perhaps regional city councils should be categorised separately to rural councils due to the relative scale, density and mix of properties.

AlburyCity also questions whether costs on charged to councils by the Valuer General represent value for money. To support the value for money assessment, AlburyCity propose that IPART take into consideration benchmarking of the approaches by other States. In Victoria for example, historically the City of Wodonga has paid less than half the rate per property compared to AlburyCity.

Whilst we appreciate the complexity involved in developing a fair and equitable pricing model, AlburyCity believes there is need for further improvement and validation of costs being shared (cost shifted) by the state government to councils.

Should you like to discuss this further please contact Brigitte McFarlane, Supervisor Revenue on 02 6023 8111 or via info@alburycity.nsw.gov.au.

Yours faithfully



Frank Zaknich
General Manager