



Ashfield Council



5 February 2014

Review of Prices for Land Valuation Services
Independent Pricing and Regulatory Tribunal
PO Box Q290
QVB POST OFFICE NSW 123

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 in response to the Issues Paper relating to the abovementioned review. Ashfield Council would like to make the following comments:

In relation to Issue 1, Council supports the introduction of a 5 year determination period for the price of land valuation services. This is administratively more efficient and depending on when a council area's new valuation falls due in the cycle will provide councils with more reliable pricing information for budgetary purposes.

In relation to Issue 7, Council does not support Local Government paying any more than the current 40% of the total costs for general valuation services. Indeed should the State Government eventually proceed in changing the funding model for emergency services to a property based model, there is a case that local government should pay less than the current 40%.

In relation to Issue 8, Council strongly supports the current price structure of residential and non-residential prices and does not support a move to a single price structure. Compared to most LGAs Ashfield LGA is relatively simple in terms of property structure and valuation. The majority of properties in the Ashfield Council LGA are residential and a single price will be disadvantageous. Ashfield Council residents should not have to pay more in order to facilitate a more simple price structure for government or to subsidise other areas with more complex valuations.

Should you have any comments in relation to this matter, please contact Ms Nellette Kettle

Yours faithfully

Vanessa Chan
General Manager