



# BALRANALD SHIRE COUNCIL

ALL COMMUNICATIONS  
MUST BE ADDRESSED TO  
THE GENERAL MANAGER

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6 February 2014

Independent Pricing and Regulatory Tribunal  
PO Box Q290  
QVB Post Office NSW 1230

Dear Sir/Madam,

**Re: Submission for review of prices for land valuation services**

The submission has been numbered as per the list of issues provided for stakeholder comment.

- 1) The determination period of 5 years is adequate provided that an indexing of costs against CPI and other efficiencies is allowed during this determination period.
- 2) Circumstances that should be taken into account for considering a revised determination would be if reforms or cost efficiencies are introduced that dramatically impact on cost recovery for the service provided.
- 3) Services have not changed dramatically since 2009.
- 4) The land valuation services provided by the Valuer-General are meeting Council's expectations.
- 5) No comment.
- 6) No comment.
- 7) The user pays system is appropriate but all users of the system who require valuation information should pay the average cost for each valuation charged to the Councils and the Office of State Revenue, to provide for cost recovery and reduction of fees paid by the Councils and OSR. The cost to Councils could also be reviewed based on their ability to pay/raise revenue i.e. The Councils payment would be based on a percentage of the land valuation not the number of valuations. Thus the Councils with the higher ability to raise rate revenue would pay more for the service and the smaller rural Councils would pay less.
- 8) Yes dependent on the user pay system changes the price structure for residential and non-residential prices should be retained.

- 9) The cost is relevant to the service provided but as per Question 7, some Councils have a greater revenue raising capability and the ability to pay than others.
- 10) Refer to Question 7.
- 11) Council believes that an indexation approach is a fair approach to use for the setting of prices.
- 12) Price paths should be adjusted to minimise impacts on customers by spreading the cost increases over the five year period of the determination to soften the impact and to allow for Council's budgeting process.

If you have any questions regarding this matter please do not hesitate to contact me on the above matter.

Yours faithfully,



Robert Rayner  
**ACTING GENERAL MANGER**