



Added Value

The official newsletter of the
Valuers Registration Board of Queensland

Review of Mutual Recognition

The Productivity Commission is currently conducting a review of Mutual Recognition.

The Board has serious concerns with Mutual Recognition as an increasing number of applicants are applying for registration in Queensland, predominantly through registration in NSW.

This cross border mobility allows persons with significantly less educational and no practical experience in valuing land in Queensland to come to Queensland and hold themselves out to the public as a registered valuer.

In some instances, applicants with Queensland valuation degrees cross the boarder to gain registration in NSW, then apply for registration in Queensland under mutual recognition.

The Board considers practical experience an essential part of a valuers training and without it these valuers present a risk to the public and to the valuation profession.

The Board has made a submission to the Commission. A draft report will be released to the public on 15 October 2008 and further consultation is to take place in November.

You can view all submissions from this website:

<http://www.pc.gov.au/projects/study/mutualrecognition>

Library – Sample Valuations

Don't forget about our ever increasing library of sample valuation reports – please mention it to your trainee valuers. These may be of assistance where applicants carry out only one type of valuation. No copies can be made, but you are free to take notes. If you want to view them, just telephone or email the office, it's as simple as that.

CPD Compliance

Just a reminder that you need to retain documentary evidence of your CPD Compliance for your renewal of registration.

Articles for upcoming editions

If you have an interesting article that you would like to submit for upcoming editions of the newsletter, please email the Secretary.



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**Valuers Registration
Board of Queensland**



Chairman's Address by Greg Clarke

In line with the Board's mission statement of ... "fostering professional excellence of registered Valuers in Queensland" it has instigated a number of meetings with the users and providers of valuation services throughout the state.

The aim of the meetings is twofold. Firstly, to outline the role and responsibilities of the Board so that all concerned will have a better understanding of what the Board is endeavouring to achieve and how it is going about it.

Secondly, to give the users and providers an opportunity to address the Board about concerns/observations they might have, so that the Board is aware of any areas in which valuers can improve the product and services the public of Queensland receive.

To date meetings have been held with representatives from:

- Retail Shop Leases Registry
- Residential valuation firm proprietors
- Valuers employed by major lending institutions
- Australian Prudential Regulation Authority

The Board's next meeting will be proprietors of commercial valuation firms.

The main benefit of these industry group meetings is that the Board is aware of all relevant issues facing the valuation industry and can work towards its objectives of:

1. protecting the public
2. maintaining the standard of valuers, and
3. monitoring education, experience and professional conduct requirements for the good of all Queenslanders.

Members of the Board

At the end of March the Board farewelled our two business community representatives, Jennifer McVeigh with 6 years' service, and Catherine Brouwer with 3 years' service.

Jennifer assisted in developing written Policies and Procedures for the Board, and her legal background has been invaluable.

Catherine's background as a landscape architect and her involvement with the Queensland Heritage Council added new expertise to the Board.

Our very sincere thanks to Jennifer and Catherine for their contribution to the Board.

New Members have not been appointed to these two positions.

Remember Me

We remember Harry Carter who passed away on 20 August 2008, aged 77.

Harry was a Member of the Board for a short period during 1978. He was also a Member of the Land Court from 1978 until his retirement.

Relevant Report Content

The ever increasing demands on our time and shorter times in which to respond to our clients necessitates continuing improvement in the way we conduct business. Take for example the relatively inexpensive GPS units fitted to vehicles which has resulted in fewer detours and U-Turns and speedier arrival to designated addresses.

Cut and paste edit functions allow sections of reports to be duplicated with ease and other material imported from documents.



Whilst technological advancements are to be welcomed, the Board in reviewing reports submitted for Registration purposes is finding an increasing amount of report content to be irrelevant or inappropriate for the property being valued. Qualification statements which may be relevant for an improved property, for example the presence or otherwise of asbestos, may not be appropriate when reporting on vacant land.

Furthermore, it has been some time since we have searched Certificates of Title as the current search typically undertaken is a Current Title Search. If your report includes a reference to the Department of Natural Resources and Water, then make sure you are using the Department's correct title and again not an outdated name.

Other outdated references to Fair, Open and/or Current when stating Market Value are unnecessary as the definition typically utilised is for Market Value, which is then assessed as at a date.

In accordance with the Regulations, a valuation report must include the date of each inspection carried out by the valuer; the date the valuation was made; and that the report must be signed and dated.

Take the time to ensure that report content is relevant to the nature and purpose of the particular instruction and that you have undertaken an appropriate reconciliation of the sales and rental evidence. You should proofread your report and double check calculations prior to issuance.

Rural Valuation Course

In 2007 the Department of Natural Resources & Water, State Valuation Services (SVS) developed and delivered a rural training workshop. The course was held at The University of Queensland Gatton campus. The SVS developed the course to address a perceived need for skills in rural specific valuation in Queensland. The theory and field work was designed to give participants an in-depth introduction and understanding of valuation methods and processes used in the valuation of rural properties.



The workshop involved presentations from experienced rural valuers from within SVS and guest speakers from major industry stakeholders in Queensland.

A total of 20 students attended, 16 assistant valuers from the SVS and 4 from external private valuation firms. The external students paid to attend this course. This course has received accreditation from The University of Queensland.

The course was developed in consultation with The University of Queensland, the Valuers Registration Board of Queensland and the Australian Property Institute.

Since this course was run in 2007 the SVS has continued to receive requests to run the rural course into the future from private firms, university students and other universities who see this course as a supplement to their property related courses.

The SVS has approval to continue this course and it will be run in 2009 at Gatton. The course dates and timetable will be advertised in the Australian Property Institute's e-news.

Statutory Valuation Update

Statutory valuations are used as a basis for levying rates, land tax, State land rentals and for the Commonwealth Grants Commission. All Queensland statutory property valuations are currently assessed on an unimproved basis.

As a consequence of the Land Appeal Court decision on the Chermside shopping centre the Government has appointed consultants to investigate different land valuation methodologies for complex valuations such as shopping centres, commercial and industrial properties for statutory purposes.

Consultant Professors Mike Hefferan and Terry Boyd were appointed to undertake this review and their report is due in October 2008. Government will consider their recommendations and options available and will make a decision.

On the 27 March 2008 the Department of Natural Resources & Water issued 1.04 million statutory valuations across 59 local government areas. The Department received about 6,000 objections which indicated acceptance of the valuations issued by 99.4% of property owners in Queensland.

The Director General, Department of Natural Resources & Water will in the near future decide on which local government areas will be valued this year. Those local government areas that have been amalgamated and are not yet on a common date of valuation will be included on the list of local government areas to be valued.

National Trade Licence

COAG (Council of Australian Governments) is establishing a National Trade Licence that will initially be applied to 7 trades/occupations. Property Agents is one of the 7 and valuers are included in the broad spectrum with property agents.

It is difficult for the valuation profession and the public having several different licensing arrangements across Australia, but this National Licence may well lower the standard for registration of valuers, mainly because of the very significant differences in licence requirements in NSW – TAFE qualification and no experience required.

It is essential to the valuation profession that the high standard for registration of valuers is retained in Queensland.

The Board has made a submission to the COAG Task Force. The Regulation Impact Statement was released to the public on 7 October 2008.