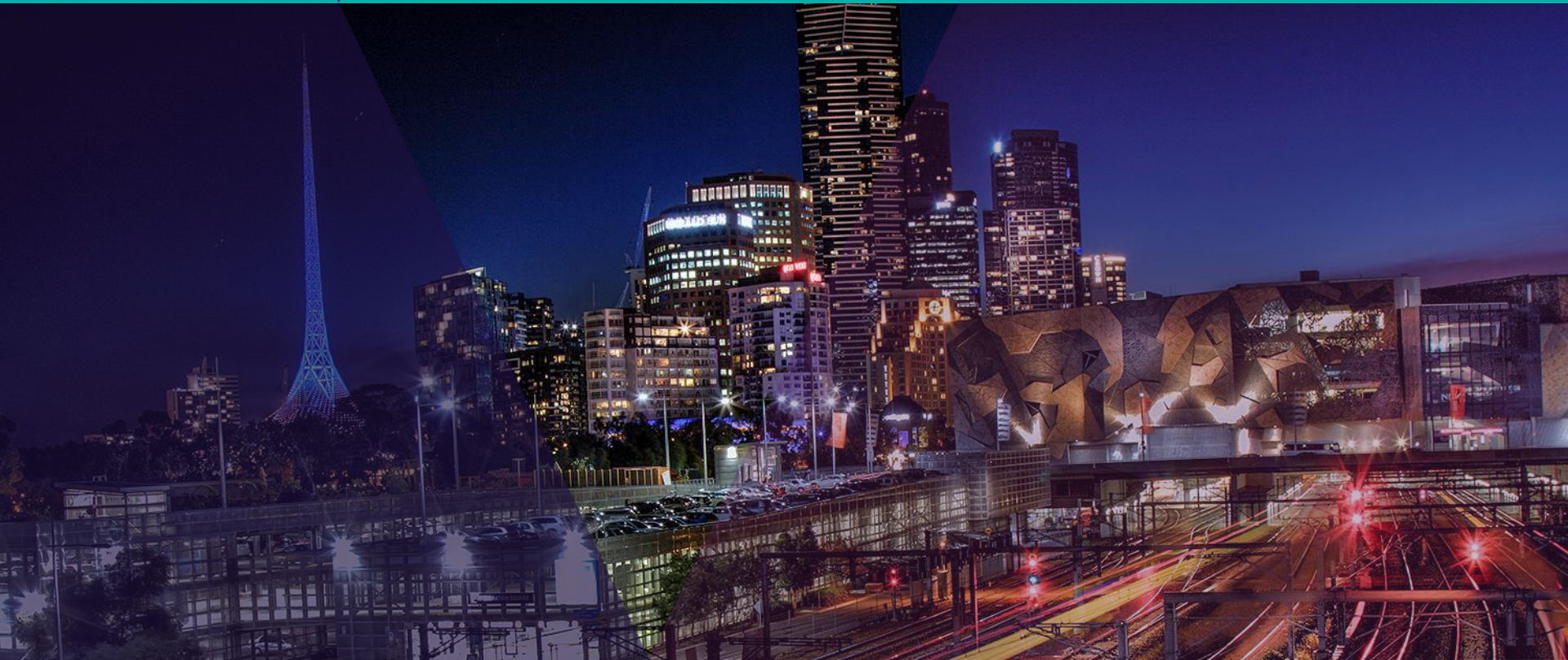


FinPro Professional Development Seminar



Robert Marsh
Valuer General
22 February 2019



Environment,
Land, Water
and Planning

The genesis of Valuer General Victoria

The need for change

1914 resolution of Premiers conference resolution carried supporting the adoption of uniform valuation system for Victoria.

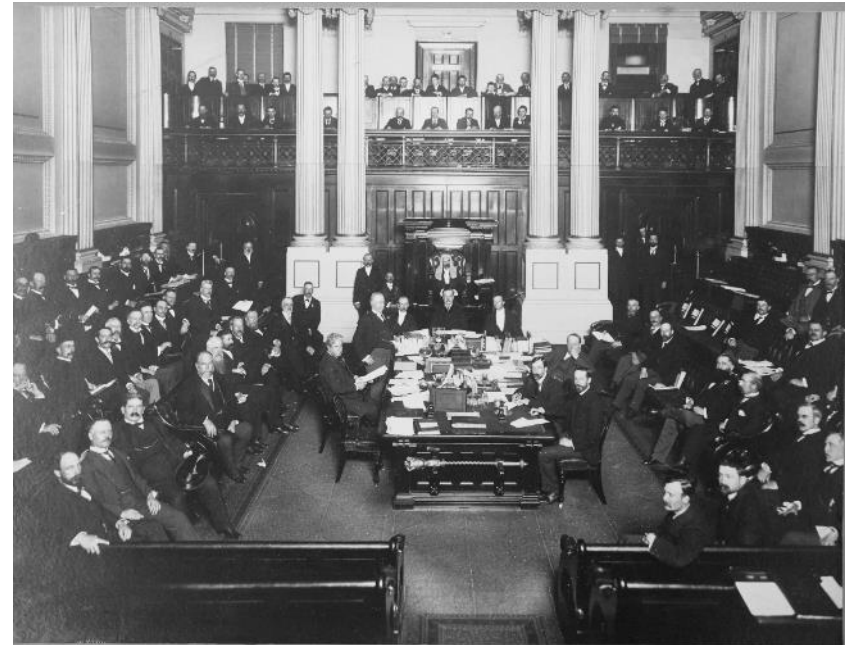
1928 Metropolitan Town Planning Commission stated:
"Therefore it is important that the method of arriving at valuations in all the municipalities should be on a uniform basis."

1943 Royal Commission into the Board of Works reported that it was essential that a uniform principle of valuation should be obtained

1944 Town and Water supplies committee stated, *"if valuations for all purposes were made by one authority such as a State Valuation Department the later cause of variation would be removed"*

1954 Bill to create Valuer General, DVG and Valuers Qualification Board – Cain Govt (LAB) was defeated

1960 Valuation of Land Bill - largely the same but now opposition in Govt and passed



From the Bill debate by the then Minister for Local Government

"I suppose that of all the professions that of valuing is the most difficult to practice. It is acknowledged that valuing is not an exact science; it is an expression of one man's opinion based on his experience and personal knowledge. It is true that in the 206 municipalities in Victoria there are probably no fewer than 205 different methods of preparing a valuation return."

The genesis of Valuer General Victoria

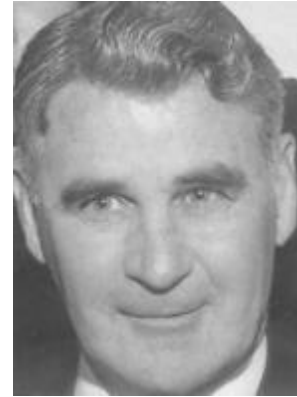
The Valuer General's Office

Valuers employed by and valuations done for:

Municipal Councils,
MMBW,
Land Tax Commission,
State River and WS Commission
Lands Department,
Railways Department,
State Savings Bank,
Rural Finance commission
Public Works Department
Public Housing Authority



E.R. Inglis
1958-1968



A.J. McGlade
1968-1985



J.A. D'Arcy
1985-1995

Valuer General's

1960 – 1968 Russ Ingliss
1968 – 1985 Adrian McGlade
1984 – 1995 Alan D'Arcy
1995 – 2007 Jack Dunham
2007 – ??? Robert Marsh



J. R. Dunham
1995-2007



R.J. Marsh
2007-current

Valuations for Government

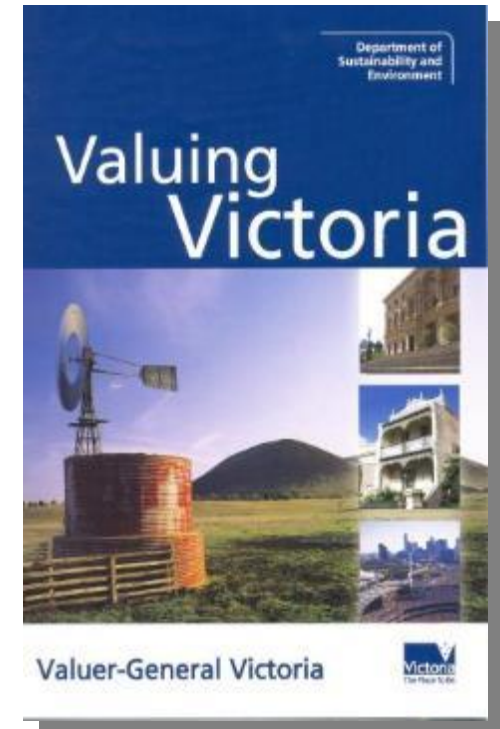
DHHS, SRO, SSP, Places Vic, MMR, LXRA, Western Distributor, OSARs, OMRR, Eastlink, NELink

Municipal Rating valuations for property taxation/rating purposes

Council Rates, Land Tax and Fire Services Property Levy, ARMB service charges etc

Report and provide statistical information on property market trends and rating valuation outcomes

Quarterly Property Sales Report, Annual Guide to property Values, DTF indices



State of Victoria – 2018 Revaluation

Population 6.385 million

State area 237,590 sq km

79 councils - 72 Councils use
CIV. 7 use NAV

Annual revenue of \$9b

Local Government rates -
approximately \$A5.08*

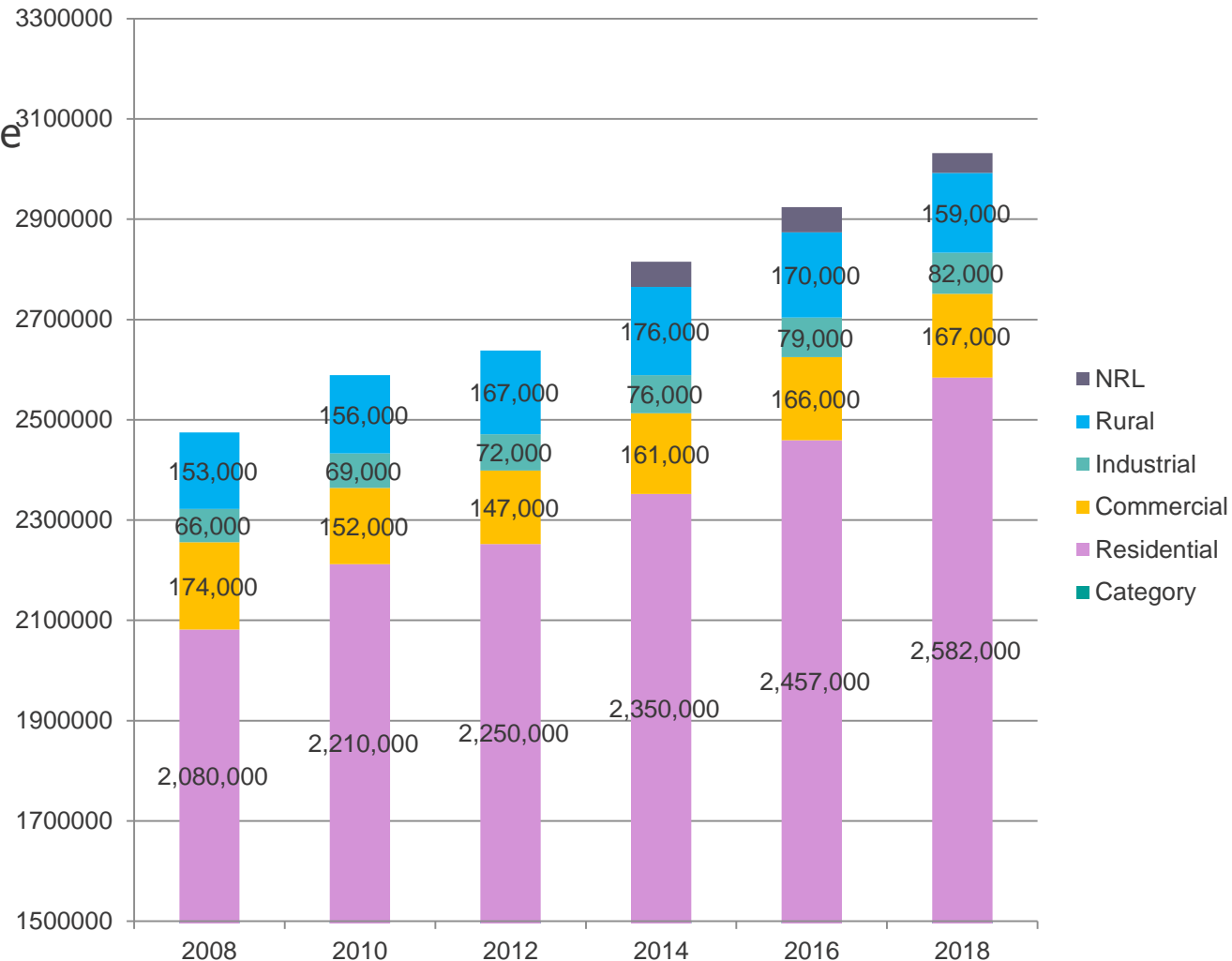
State Land Tax \$A3.1b -
based on site value*

Fire Service levy – annual
revenue of \$642m*

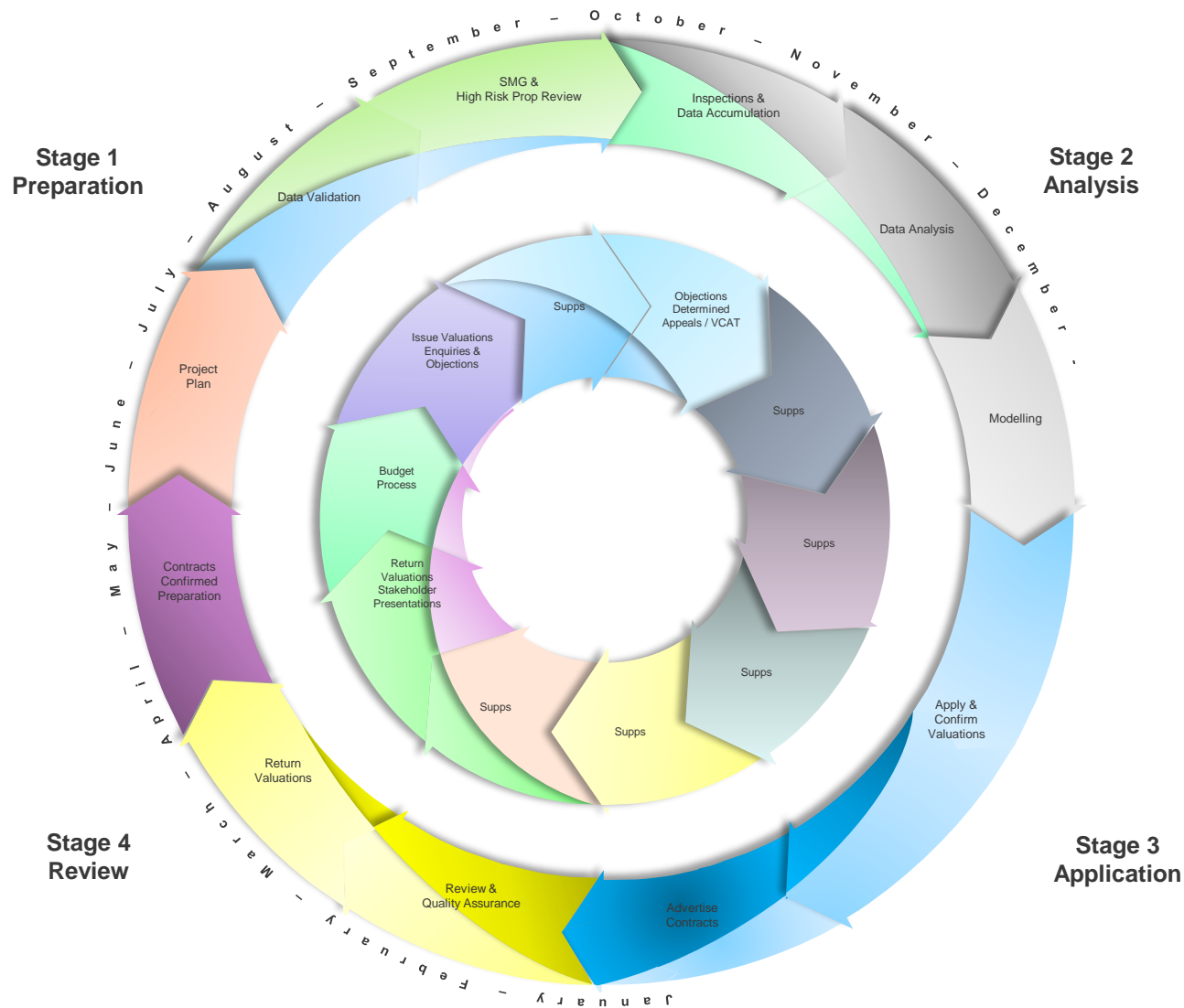
Metropolitan improvement
levy - \$176m

*2018/19 budget figures

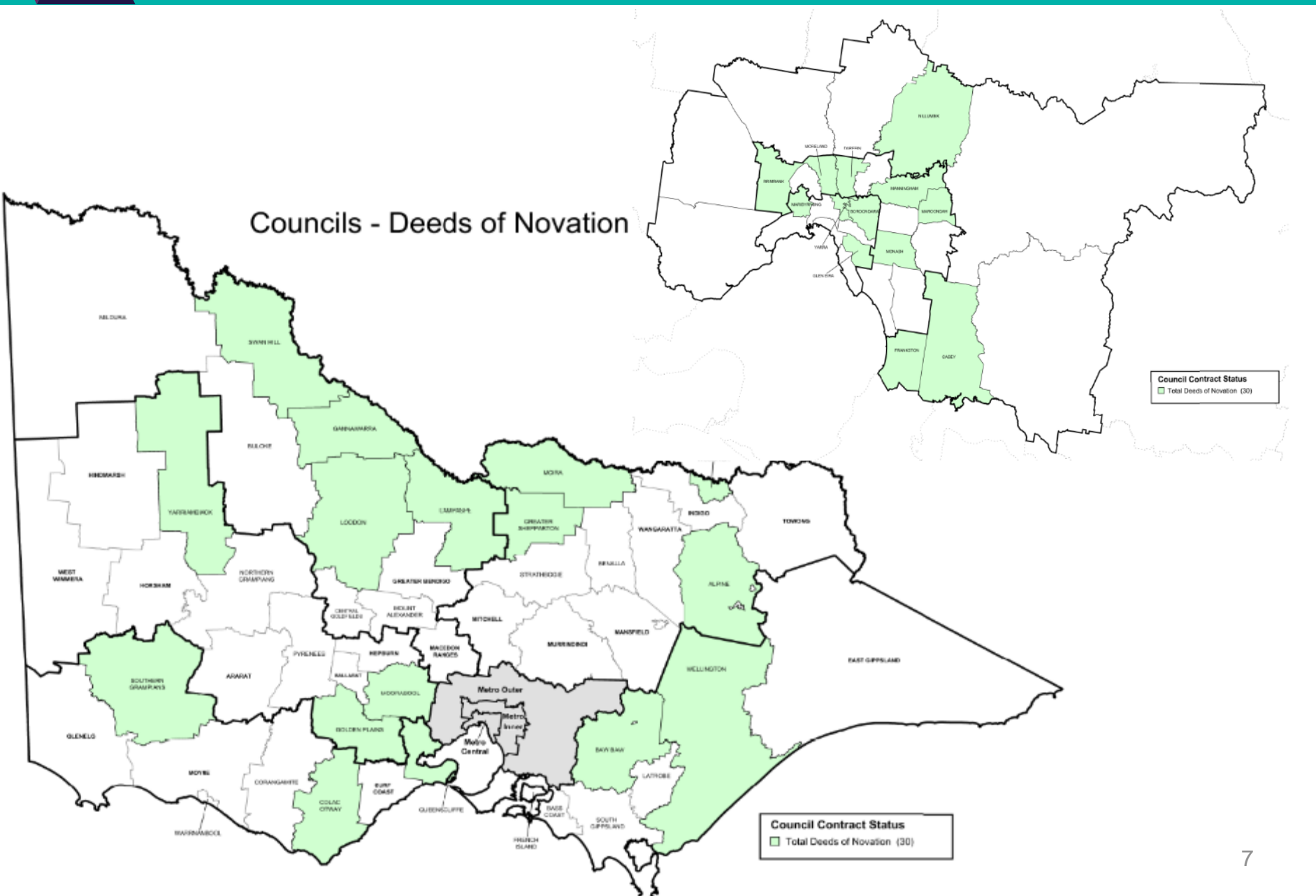
Assessment Numbers



Victorian Annual Valuation Process



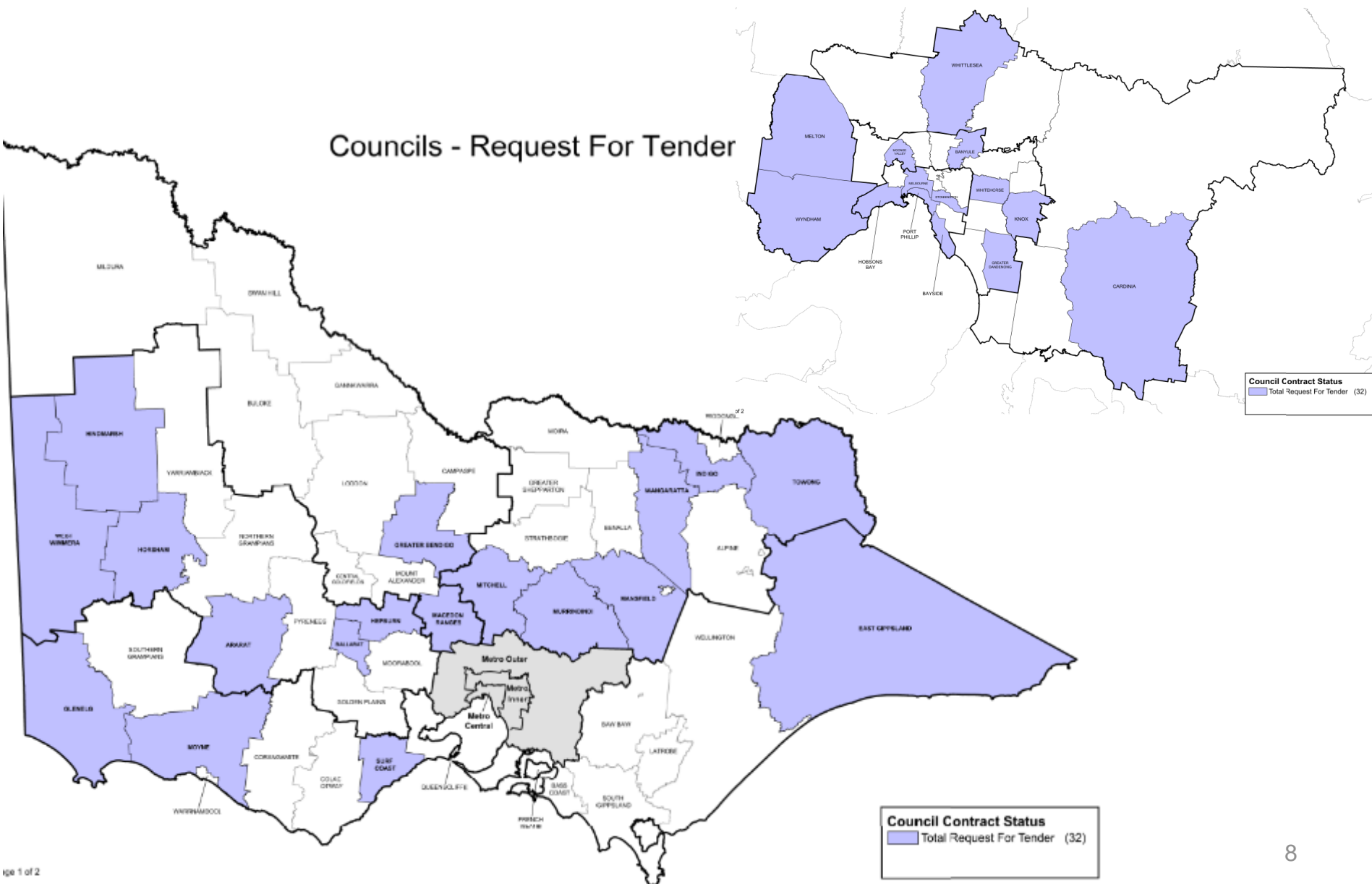
Transition Arrangements



Annualised and Centralised Valuations

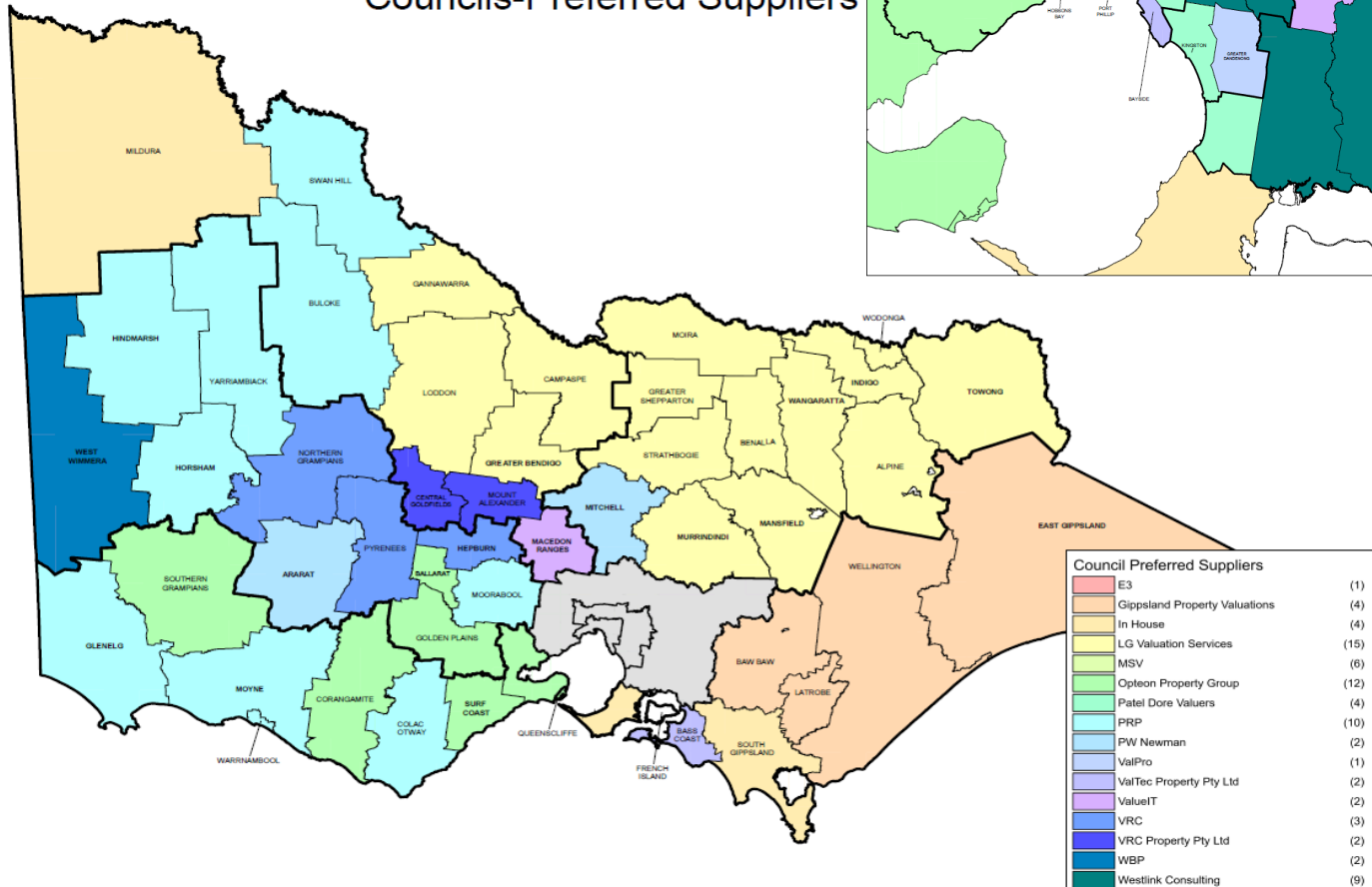
Councils - Request For Tender (Metro)

Councils - Request For Tender

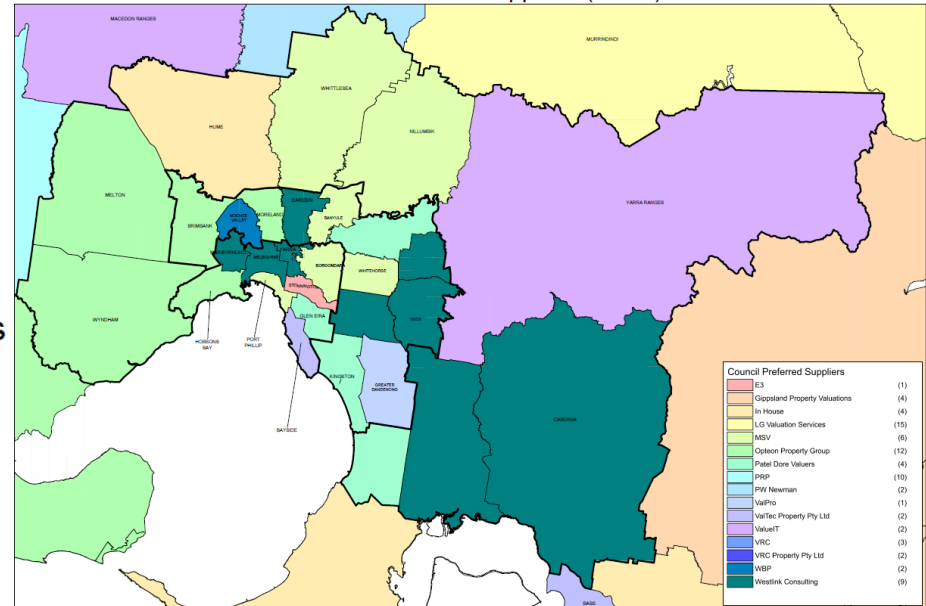


Annualised and Centralised Valuations

Councils-Preferred Suppliers



Councils-Preferred Suppliers (Metro)



2019 Annual General Valuation

Stage	Title and key tasks	Recommended completion date
1	Preparation - project plan, data validation, SMG and HRP review General planning and preparation for the revaluation. Provide a detailed project plan. Confirm sub market groups. Identify and nominate high risk properties.	31 July 2018
2	Analysis - inspections, data accumulation, sales analysis and modelling Data collection, analysis and value level setting	31 December 2018
3	Application - apply and confirm valuations The valuation of all properties	28 February 2019
4	Review – quality assure and return Quality checks, exception reporting, final adjustments. Valuation return, valuer's final report, and provision of valuation databases.	30 April 2019

