
Land Valuers Licensing Board

Annual Report 2007/2008



Department of Consumer
and Employment Protection
Government of Western Australia

THE HON. TROY BUSWELL MLA

**Treasurer; Minister for Commerce; Science and
Innovation; Housing and Works**

In accordance with Section 31 of the *Land Valuers Licensing Act 1978*, the Land Valuers Licensing Board is pleased to submit for your information and for presentation to Parliament the Annual Report for the period 1 July 2007 to 30 June 2008.

A handwritten signature in black ink, appearing to read 'Bryan Gardiner', with a large, sweeping initial 'B'.

**Bryan Gardiner
CHAIRMAN**

CONTENTS

STATEMENT FROM THE CHAIRMAN	3
THE LAND VALUERS LICENSING BOARD	4
ROLE AND FUNCTIONS OF THE LAND VALUERS LICENSING BOARD	4
COMPOSITION OF THE BOARD	4
BOARD PROFILE	5
REMUNERATION OF BOARD MEMBERS.....	6
BOARD ADMINISTRATION	7
BOARD MEETINGS	7
BOARD SERVICES	7
CODE OF CONDUCT AND ETHICS FOR BOARD MEMBERS AND OFFICERS.....	7
ORGANISATIONAL STRUCTURE	8
LICENSING	9
LICENCE REQUIREMENTS	9
NUMBER OF LAND VALUERS.....	10
NEW APPLICATIONS	10
OBJECTIONS	10
LICENCE RENEWALS AND EXPIRIES.....	11
MUTUAL RECOGNITION.....	11
INVESTIGATIONS.....	12
COMPLAINTS AGAINST LAND VALUERS	12
STATE ADMINISTRATIVE TRIBUNAL DISCIPLINARY INQUIRIES	13
LEGISLATION.....	15
LEGISLATIVE AMENDMENTS	15
LAND VALUERS CODE OF CONDUCT	15
MAXIMUM REMUNERATION FOR LAND VALUERS	15
PRESCRIBED FEES	16
EDUCATION AND AWARENESS.....	17
INTERNET WEBSITE.....	17
NEWSLETTER	17
E-BULLETINS.....	17
PUBLICATIONS.....	17
TELEPHONE AND COUNTER SERVICE.....	18
STAFF TRAINING INITIATIVES.....	18
PROPOSALS FOR IMPROVED PERFORMANCE AND FORECASTS OF THE WORKLOAD IN THE COMING YEAR	19
REVENUE AND EXPENDITURE.....	20

STATEMENT FROM THE CHAIRMAN

I would like to take this opportunity to welcome Patria Jafferries, who was appointed as a member of the Board during the year. Patria brings with her experience as co-founder of Dome Coffees and is the current Chairperson of the Small Business Development Corporation. I would also like to thank former Board member Dr Pat Addison for her contributions to the Board over previous years.

During the financial year the Minister approved amendments to the *Land Valuers Licensing Act 1978* to recognise relevant categories of membership of the Royal Institution of Chartered Surveyors (RICS) as a qualification for a land valuers licence. Persons applying for a licence on the basis of RICS membership will also be required to satisfy the Board that they have satisfactory practical experience in the valuation of land.

Legislative amendments were also introduced during the financial year significantly increasing penalties including those for unlicensed trading, now \$50,000 and breaching the maximum remuneration notice, now \$5,000. The amendments also increased the penalties for disciplinary action through the State Administrative Tribunal (SAT) to \$10,000.

As per previous years, there have been a relatively small number of complaints over the course of the year. No systemic issues were identified from the complaints received and the Board concluded one application to SAT for disciplinary action against a licensed valuer. The Board continued to notify licensed valuers through its six monthly newsletters of various issues that arose from the complaints during the year.

On behalf of the Board, I wish to acknowledge the support provided by the former Minister for Consumer Protection, Hon Sheila McHale MLA. On behalf of the Board and myself, I also wish to acknowledge those officers in the Department of Consumer and Employment Protection who assist the Board in carrying out its statutory functions.

Bryan Gardiner

CHAIRMAN

THE LAND VALUERS LICENSING BOARD

ROLE AND FUNCTIONS OF THE LAND VALUERS LICENSING BOARD

The Land Valuers Licensing Board (“the Board”) is a licensing and supervisory authority, established under the *Land Valuers Licensing Act 1978* (“the Act”), for people who conduct valuations of land. The Board is responsible to the Minister for Consumer Protection.

The Act and the Land Valuers Licensing Regulations 1979 (“the Regulations”) set out the licensing requirements for land valuers. The Act also invests the Board with the authority to inquire into whether a licensed valuer has complied with the Act and make allegations to the State Administrative Tribunal (“SAT”) that there is proper cause for disciplinary action against a licensed land valuer.

Pursuant to the Act, the Board, with the approval of the Minister, can establish a Code of Conduct (“the Code”) that provides for enforceable standards of conduct for land valuers and fix maximum amounts of remuneration for the various services rendered by licensed valuers. The Board also contributes to the public policy agenda by making recommendations on legislative matters to the Minister.

COMPOSITION OF THE BOARD

The Act requires that the Board be comprised of members with a range of legal and valuation expertise. The composition of the Board and the qualifications relevant to each position are prescribed in Section 6 of the Act as follows:

- (a) a Chairman who is a legal practitioner or a barrister or solicitor of the Supreme Court of another State or Territory of not less than seven years’ standing who is nominated by the Minister from a panel of names submitted by the Law Society of Western Australia [section 6(1)(a)];
- (b) one member who is nominated by the Minister [section 6(1)(b)];
- (c) two members who are experienced in the valuation of land, are members of the Australian Property Institute, and are nominated by the Minister from a panel of names submitted by the Western Australian Division of that Institute [section 6(1)(c)];
- (d) one member who is experienced in the valuation of land, is a member of the Australian Property Institute, and is nominated by the Minister from a panel of names submitted by the Real Estate Institute of Western Australia [section 6(1)(d)].

Each member may be appointed for a period of not more than four years and is eligible for re-appointment. The Governor may appoint a person as the deputy of a member.

BOARD PROFILE

Mr Bryan Gardiner (Chairman)

Mr Gardiner was appointed, pursuant to section 6(1)(a) of the Act, as Chairman of the Board on 26 November 2002. His current term of appointment is due to expire on 21 October 2011.

Mr Gardiner is a qualified legal practitioner operating as a consultant to a firm which, amongst other matters, handles issues relating to property transactions. He is also a director of two ASX listed companies.

Ms Patria Jafferries (Member)

Ms Patria Jafferries was appointed, pursuant to section 6(1)(b) of the Act, on 25 June 2008. Her current term of appointment is due to expire on 31 May 2012.

Ms Jafferries has extensive experience in a wide range of business types including banking, charitable organisations and small business development, and in 2000 she was named the Telstra Australian Business Woman of the Year. Ms Jafferries is currently the Chairman of the Small Business Development Corporation and has recently been appointed as an adjunct professor for a tertiary institution.

Deputy: Ms Hazel Butorac

Mr John McNamara (Member and Deputy Chairman)

Mr McNamara was first appointed, pursuant to Section 6(1)(c) of the Act, as a Member of the Board on 18 January 1994. His current term of appointment is due to expire on 31 October 2008.

Mr McNamara has extensive experience as a land valuer. He is a past National President and a Life Fellow of the Australian Property Institute.

Deputy: Mr John Martin

Mrs Erica Walker (Member)

Mrs Walker was first appointed pursuant to Section 6(1)(c) of the Act as a Member of the Board on 26 October 2005. Her current term of appointment is due to expire on 21 October 2011.

Mrs Walker has a Master of Commerce (Property) and has lectured in valuation and property studies units at a tertiary institution. She has been a licensed valuer since 1995, is an Associate Member of the Australian Property Institute and is currently a director of a property development company.

Deputy: Mr Tony Gorman

Mr Kingsley Lewis (Member)

Mr Lewis was appointed pursuant to Section 6(1)(d) of the Act. He was first appointed as a member on 22 October 1999 and his current term is due to expire on 21 October 2011.

Mr Lewis has extensive experience as a land valuer, is a Fellow of the Australian Property Institute and a member of the Real Estate Institute of Western Australia, as well as a former Director of a commercial real estate company.

Deputy: Mr John Sheridan

REMUNERATION OF BOARD MEMBERS

Under the Act, Board members are remunerated pursuant to rates fixed by the Governor. The following rates applied during the course of the year:

Chairman

For meetings of four hours or less	\$330
For meetings of more than four hours duration	\$510

Members

For meetings of four hours or less	\$220
For meetings of more than four hours duration	\$340

BOARD ADMINISTRATION

BOARD MEETINGS

The Board held 11 meetings during the financial year. The Board generally meets every month and considers matters such as applications for land valuers licences, policy and legislation issues, industry education issues, compliance matters and, where required, applications for disciplinary proceedings against licensed valuers.

BOARD SERVICES

The Department of Consumer and Employment Protection ("the Department"), through its State Government budget allocation, funds the provision of services to the Board.

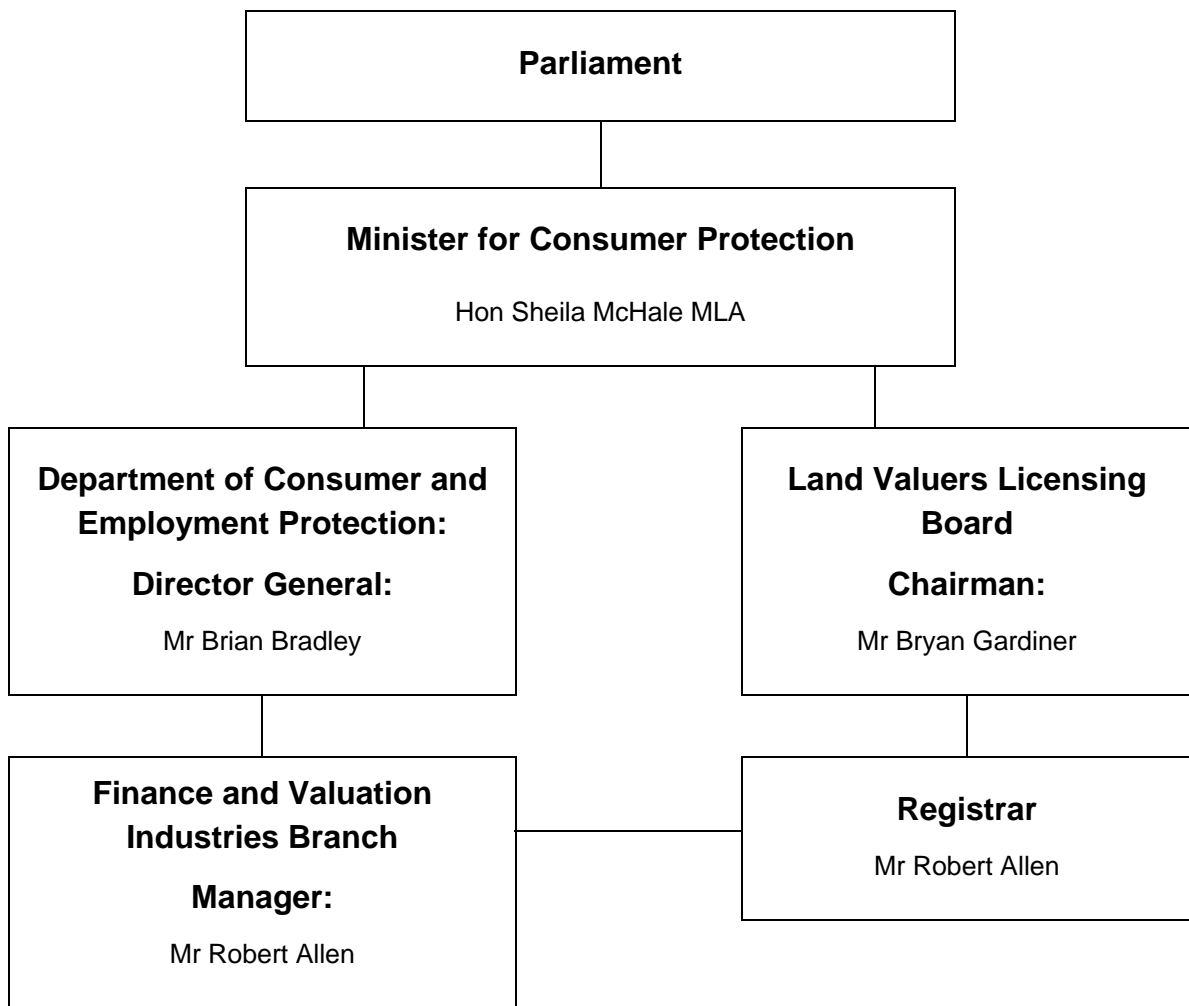
Administrative and support services are supplied to the Board by the Finance and Valuation Industries Branch of the Department. This Branch also deals with Departmental matters relating to credit providers, debt collectors and finance brokers.

CODE OF CONDUCT AND ETHICS FOR BOARD MEMBERS AND OFFICERS

As a state statutory body, the Board is required to adhere to the Western Australian Public Sector Code of Ethics. The Code of Ethics sets out the values and behaviour expected of members of state statutory bodies.

The Board also adheres to a Code of Conduct developed for Board members and officers of the Board to complement the Code of Ethics. The Code defines appropriate conduct for Board members and provides guidance for ethical decision making by the Board.

ORGANISATIONAL STRUCTURE



LICENSING

LICENCE REQUIREMENTS

The Board may grant a land valuers licence to an individual who meets the requirements of the Act and the educational requirements prescribed in the Regulations.

Applicants for a land valuers licence must apply under one of three categories:

- (a) As a member of the Australian Property Institute [s. 19(b) of the Act]; or
- (b) As the holder of a prescribed degree, diploma, certificate or other award who has also had:
 - (i) two years' satisfactory practical experience in the valuation of land immediately preceding the date of application; and
 - (ii) a total of not less than four years' satisfactory practical experience in the valuation of land within the ten-year period immediately preceding the date of application [s. 19(c) of the Act]; or
- (c) As a person who has previously held a licence under the Act within the period of five years immediately preceding the date of application [s. 19(d) of the Act].

The following degrees are prescribed under s. 19(c) of the Act:

- Degree of Bachelor of Commerce (Property) awarded by the Curtin University of Technology;
- Degree in Bachelor of Business (Valuation and Land Administration) awarded by the Western Australian Institute of Technology;
- Degree in Bachelor of Business (Valuation and Land Economy) awarded by the Western Australian Institute of Technology; and
- Degree in Bachelor of Business (Valuation and Land Economy) awarded by the Curtin University of Technology.

In Western Australia, the only degree currently offered is the Bachelor of Commerce (Property), awarded by the Curtin University of Technology.

Alternatively, the following categories of membership of the Royal Institution of Chartered Surveyors (RICS) are also prescribed qualifications under s. 19(c) of the Act:

- Membership as a Chartered General Practice Surveyor (obtained before 1 January 2000);
- Membership as a Chartered Valuation Surveyor; and
- Membership as a Chartered Commercial Property Surveyor.

The Board may also grant licences pursuant to the *Mutual Recognition (Western Australia) Act 2001* where a person has an equivalent licence or registration in another jurisdiction. Presently Queensland and New South Wales are the only other Australian States or Territories that register land valuers.

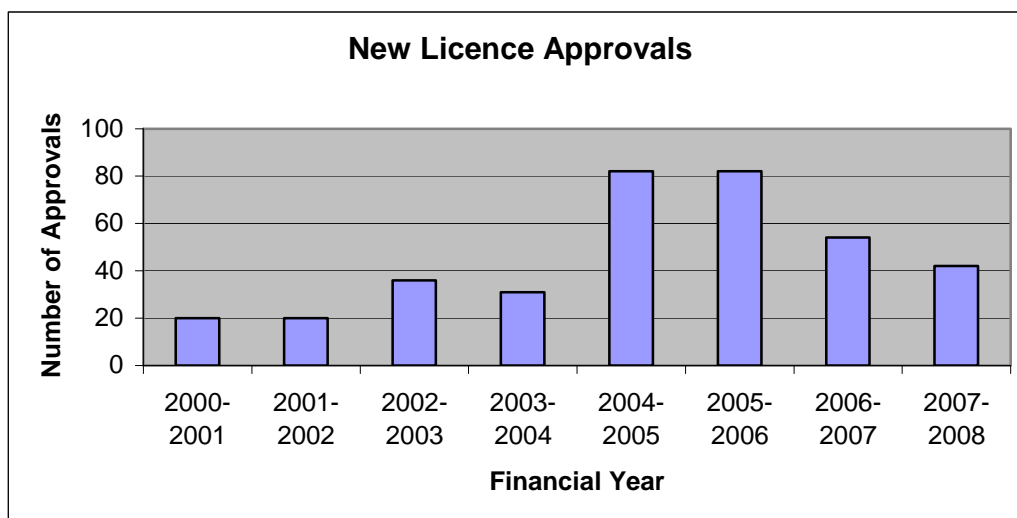
NUMBER OF LAND VALUERS

At 30 June 2008 there are 685 land valuers licensed in Western Australia.

NEW APPLICATIONS

Licences are granted on a triennial basis (ie for a three year period). During the year, 42 applications for new licences were granted, of which approximately 25 per cent were granted pursuant to the *Mutual Recognition (Western Australia) Act 2001*. No applications were declined.

The graph below shows the number of new applications for a land valuers licence in the past eight years.



OBJECTIONS

In accordance with the provisions of the Act, any person may lodge an objection to the grant of a licence. The Board has jurisdiction for receiving and considering objections to the grant of a licence. However, there were no objections lodged during the year.

LICENCE RENEWALS AND EXPIRIES

Land valuers have up to 28 days after the expiration of their licence to make an application for renewal for a further three-year period. A late fee applies to land valuers lodging their renewal applications within this 28-day period.

During the year there were 272 licence renewals and nine land valuers' licences expired.

MUTUAL RECOGNITION

As noted above, land valuers licensed in other Australian jurisdictions may obtain a Western Australian licence under the provisions of the *Mutual Recognition (Western Australia) Act 2001*. The Board has raised with the other State authorities, as well as the Department of Consumer and Employment Protection, its concern that licensing requirements should be consistent across jurisdictions to ensure that professional standards and consumer protection are maintained.

The Productivity Commission is currently undertaking a review of mutual recognition schemes around Australia, to assess their coverage, efficiency and effectiveness. The Board is participating in this review, which is due to be completed by January 2009.

INVESTIGATIONS

The Board relies on the Department of Consumer and Employment Protection to conduct investigations into complaints received against licensed land valuers. The departmental staff conducting these investigations do so under the authority of the Act.

Investigations generally focus on the valuer's application of proper practices and principles of valuation rather than the actual valuation figure. Due to the subjective nature of valuation and the fact that it is a professional opinion, the valuer's client may not agree with the actual value provided. Neither the Land Valuers Licensing Board nor the Department of Consumer and Employment Protection has the power to resolve a question about the validity of the amount of value or the consequences of a person's reliance upon the valuation. Nor can the Board or the Government deal with claims relating to financial losses. These must be made through the courts.

Where a complainant is able to provide reasonable evidence of alleged breaches of the Act, Regulations or Code of Conduct a complaint should be lodged with the Board.

The Board receives a compliance report outlining the nature and status of all ongoing investigations for discussion at its meetings. Since departmental investigators are not qualified land valuers, as part of the investigation process, independent land valuers may be engaged to audit or provide a critique of a valuation which is the subject of a complaint. The Board has a forensic procedure which provides guidance to the investigators and instructions to those independent valuers.

COMPLAINTS AGAINST LAND VALUERS

During the year, 12 complaints were received which is generally consistent with the number of complaints received in recent years. No serious systemic industry problems were identified in these complaints.

Complaints against land valuers

	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008
Number of Complaints	7	7	10	11	10	12

Investigation Summary

	Issues concerning valuation practices	Issues relating to fees and charges	Licensing issues	Total
Ongoing investigations as at 1 July 2007	3	1	Nil	4
Investigations commenced	10	2	Nil	12
Investigations concluded	8	3	Nil	11
Ongoing investigations as at 30 June 2008	5	Nil	Nil	5

Outcome of Investigations Concluded

Outcomes	Number
No action taken	7
Administrative warning	3
Referred to another agency	1

STATE ADMINISTRATIVE TRIBUNAL DISCIPLINARY INQUIRIES

Where a complaint indicates a breach of the Act, Regulations, or Code of Conduct, and the investigation and legal advice supports further action, the case will be brought to the Board with a recommendation that may include an application to the State Administrative Tribunal (SAT) for a disciplinary inquiry.

If SAT is satisfied after conducting an inquiry that proper cause exists for a licensed land valuer to be disciplined, it can:

- (a) reprimand or caution the licensed valuer;
- (b) impose a fine not exceeding \$10,000 on the valuer;
- (c) suspend or cancel the valuer's licence and, in addition, disqualify the valuer either temporarily or permanently, or until the fulfilment of any condition which may be imposed by SAT, from holding a licence.

While SAT has the statutory authority to discipline licensed valuers where proper cause exists, it does not have the statutory authority to award compensation to persons who may have suffered civil damages. Persons seeking compensation from land valuers for alleged civil damages must do so by undertaking independent legal action.

Persons who consider they have suffered a loss as a result of a licensed land valuer's alleged negligent or incompetent actions are nevertheless encouraged to notify the Board of any concerns they may have regarding the conduct of licensed valuers, so that those concerns may be investigated and, where appropriate, disciplinary action taken.

Disciplinary Inquiries Completed During 2007-2008

<i>Number</i>	<i>Respondent(s)</i>	<i>Alleged Basis for Disciplinary Action</i>	<i>Outcome</i>
1/2007	Maxwell Nevermann	<p>Failure to obtain or confirm in writing all instructions of his client in contravention of clause 1.9 of the Code of Conduct (2004) giving proper cause for disciplinary action under Section 28(2)(c) of the Act.</p> <p>Failure to annex to a valuation report all instructions received from his client in contravention of clause 1.10 of the Code of Conduct (2004) giving proper cause for disciplinary action under Section 28(2)(c) of the Act.</p> <p>Acting negligently or incompetently in the making of a valuation of land giving proper cause for disciplinary action under Section 28(2)(b) of the Act.</p>	<p>At a hearing held on 12 June 2007 Mr Nevermann pleaded guilty to negligence and failing to obtain written instructions.</p> <p>On 6 September 2007 the State Administrative Tribunal ordered that Mr Nevermann be fined \$300, pay costs of \$2600 and also have his licence suspended for 12 weeks from the 12 October 2007.</p>

Information concerning matters referred to SAT can be accessed at www.sat.justice.wa.gov.au.

LEGISLATION

LEGISLATIVE AMENDMENTS

In July 2007, an amendment was enacted to significantly increase the maximum penalties for breaches of the Act. The increased maximum penalties include:

- \$50,000 for unlicensed trading or falsely claiming to be licensed;
- \$10,000 fine at the State Administrative Tribunal – including breaches of the Code of Conduct;
- \$5,000 for a breach of the Maximum Remuneration Notice.

In addition, the Act and Regulations were amended to include membership of the Royal Institution of Chartered Surveyors (RICS), with the relevant valuation designation, as a prescribed qualification. This allows specific categories of RICS members to apply for a land valuers licence, provided they have the practical experience as required by the Act.

LAND VALUERS CODE OF CONDUCT

The Board may, with the approval of the Minister, prescribe a Code of Conduct under section 26 of the Act. The Code is an important method of regulating the operations of licensed land valuers and is legally binding. The Code was last reviewed and gazetted in May 2007.

MAXIMUM REMUNERATION FOR LAND VALUERS

The Act provides that the Board may, with the approval of the Minister, by notice published in the Government Gazette fix the maximum amounts of remuneration for the various services rendered by licensed land valuers. The remuneration notice was last amended and gazetted in June 2007.

While the notice sets the *maximum* fee that can be levied by a licensed land valuer, it is important to note that market forces are such that many valuers may charge fees less than those allowed under the notice.

It is also worth noting that some of these fees are established on an hourly rate. The Board believes that it is prudent business practice for valuers to provide an estimate of, or cap, the costs where appropriate. Such an arrangement minimises the risk of a fee-related dispute arising with the client.

PRESCRIBED FEES

The State Government prescribes the fees that apply to licensing and other services provided by the Board. The Board notes that the prescribed fees were amended from 1 July 2008.

LICENCES	TO 30 JUNE 2008	FROM 1 JULY 2008
Application fee and grant of a licence for a 3 year period	\$600	\$660
Renewal fee for a 3 year period	\$600	\$660
Fee for duplicate licence	\$30	\$30
OTHER		
Inspection of register of licensed valuers	\$10	\$10
Certificate of individual registration (each subsequent page)	\$10 \$2	\$10 \$2
Certificate of all registrations in the register	\$122	\$122

EDUCATION AND AWARENESS

INTERNET WEBSITE

The Land Valuers Licensing Board website, www.docep.wa.gov.au/landvaluers, continues to be a point of interest and an ideal form of communication in respect to the activities of the Board and general information for the industry and public.

The website provides information on a range of issues including:

- The Board and its functions;
- Legislation;
- Inquiries;
- Licence application forms;
- Register of licensed land valuers;
- Helpful hints for persons using the services of a land valuer; and
- Links to other related sites.

NEWSLETTER

The Board published its first newsletter in December 2006. This has continued to be produced twice a year, with the current newsletter sent in June 2008. The newsletter is distributed to all licensed land valuers and other interested parties and is also available on the website.

The newsletter provides licensed valuers with information including licensing matters, relevant case studies arising from completed investigations and emerging trends or policy issues.

E-BULLETINS

The Board commenced the issue of e-bulletins in May 2007 to licensed valuers who have provided the Board with details of their email address. The Board continued to use e-bulletins as a method of communication throughout the 2007-08 financial year. These e-bulletins serve as a supplement to the newsletter and also enable the Board to provide timely updates on emerging issues affecting the industry.

PUBLICATIONS

Copies of the information leaflet entitled *Land Valuers* for persons using the services of a land valuer are available from the Department of Consumer and Employment Protection and on the Board's website. This publication has been reviewed and updated over the course of the 2007-08 financial year.

TELEPHONE AND COUNTER SERVICE

The Department provides both a counter and telephone advice service to the public, on behalf of the Board. Both services are available during business hours for advice about the licensing and regulation of land valuers.

STAFF TRAINING INITIATIVES

The Department provides training for staff in respect to their specific tasks and also for general customer services and process improvement.

PROPOSALS FOR IMPROVED PERFORMANCE AND FORECASTS OF THE WORKLOAD IN THE COMING YEAR

The Board has identified a number of matters for potential legislative amendment that it believes would increase its effectiveness and provide greater consistency with other licensing legislation administered by Consumer Protection.

REVENUE AND EXPENDITURE

The Board is not a statutory authority for the purposes of the *Financial Administration and Audit Act 1985*.

All licensing fees paid by licensed valuers are collected and brought to account by the Department and credited to the consolidated fund at State Treasury. The costs of maintaining the operations of the Board are met from funds appropriated by Parliament for the purposes of the Department. Amounts of income and expenditure are incorporated in the accounts of the Department and are published in the Department's Annual Report.

Section 175ZE of the *Electoral Act 1907* requires public agencies to report details of expenditure to organisations providing services in relation to advertising, market research, polling, direct mail and media advertising. The Board has not incurred expenditure of this nature.



Department of Consumer
and Employment Protection
Government of Western Australia

Land Valuers Licensing Board

Forrest Centre
219 St Georges Terrace
Perth Western Australia 6000

Licensing inquiries: (08) **9282 0837**
Facsimile: (08) **9282 0436**

Mail: Locked Bag 14 Cloisters Square Western Australia 6850
Website: www.docep.wa.gov.au/landvaluers