Valuation NSW 2023 Quality Assurance Roadmap

■ Valuation Controls
■ Communication
■ Contract Controls

Provisional Values Audit

The provisional land values are quality assured by VNSW valuation staff to ensure valuation accuracy and includes statistical compliance such as VAT and Bi annual audits.

Aug-Sep

Annual Values Audit

VNSW is responsible for the progressive delivery of finalised annual values to Revenue NSW statical compliance such as VAT and BI annual audits are completed.

Oct-Nov

Supplementary Audit

Supplementary land values provided by rating and taxing contractors that don't meet integrity checks are quality assured to ensure accuracy and consistency.

Jan-Dec

Special projects for 2022-2023

Targeted QA Projects are:

- Sydney West Commercial Property Review
- Sydney Coast South High-Density Sites Review
- Sydney Central Dual Occupancy Sites Review
- North Coast Floods Review
- Southeast Regional NSW Rural Review
- Rural NSW Land Use Classification System (LUCS) Review

Contractor Final report QA

VNSW staff undertake quality assurance on the Contractor's Final Report. Nov-Dec

LGA commentary/Media release statements

This commentary is reviewed by VNSW to ensure the accuracy of the commentary being provided correctly reflects the finalised annual land values. Nov-Dec

VNSW review added value of improvement tables to ensure they are supported by the contractor's paired sales evidence. This includes reviewing sales of improved and vacant land to ensure the supplied building rates per sqm are in line with the market evidence and value ranges specified in the AVOI tables.

Added Value of improvement tables and Paired Sales Reviews

Jun-Dec

Market Analysis - sales analysis reviews

VNSW review contractor's sales analysis to ensure that statute and contractual requirements have been met. Mar-Mar

Component - Market Area Review

The component and market reviews are undertaken within components or markets where significant concern or risk is identified.

Mar-Mar

Grading

VNSW informs contractors of any issues and works with them to ensure any grading anomalies are corrected for the current program.

Mar-Mar

Monthly Contractor Meetings

The monthly meetings are held with the contractor and VNSW, to discuss progress and quality assurance

Mar-Mar

Worksheet Reviews

VNSW undertake reviews of Rating and Taxing contractors electronic work sheets to ensure they have been completed as specified in the contract.

Mar-Mar

External Customer Contacts

Valuation related enquiries from landholders, councils and other stakeholders relating to rating and taxing valuations are responded to by internal valuers. Mar-Mar

Coal Mine & Quarry QA

All mine and quarry valuations provided by rating and taxing contractors are reviewed on a rolling 3-year basis with 1/3 reviewed every year, in line with the general valuation program for rating. Jan-Dec

Council visits

VNSW discusses the mass valuation process, present the land valuations and give Councils the opportunity to make any enquiries. Jan-Apr

Re-ascertainments

When an anomaly or error is identified on a land value a re-ascertainment of the land values on the register is requested. It is quality assured to ensure accuracy and consistency by VNSW. Jan-Dec

Objection review outcomes

Review differences between an allowed objection valuation and a rating and taxing valuation with the view of improving contractor's processes and the accuracy of land values. Jan-Dec