

RESEARCH DIRECTIONS

For what it's worth...

Associate Professor John MacFarlane from the School of Computing, Engineering and Mathematics in collaboration with the Office of the NSW Valuer General is continuing to develop and evaluate the NSW Mass Valuation System for land and property valuation. This project is funded by the Office of the NSW Valuer General.

'For a number of years now, NSW has had a land valuation system based on the use and geographic location of the property', says Associate Professor MacFarlane. 'This "Mass Valuation" system assigns land values to some 2.5 million land parcels in NSW each year. Land values are not only based on use and location, but are also affected by local planning laws, nearby developments, facilities and infrastructure. Properties typical or representative of a group are assessed, based on the evidence drawn from the most recent sales, and their value movement is then applied to similar properties in the group. A system of quality assurance has been implemented to monitor outcomes from this type of Mass Valuation procedure in order to ensure accurate, consistent and fair valuations. This project continues to develop and implement quality assurance measures.'

Use of recently developed automated valuation models provides statistical analyses of new valuations via an online reporting system and helps to identify areas of high risk that need more detailed analysis. Best-practice quality assurance developments will continue and ongoing training in the application of quality assurance methods will be provided, including assistance with using online land value analysis tools.



Land values are used to determine council rates and other property taxes so it is important that the general public has confidence in the underlying land valuations. With property values going through unsteady and turbulent "bust and boom" cycles and in the current post-GFC economic environment, it is important for NSW property-owners to have an up-to-date and accurate value for their land, based on available market evidence and developed using a high-quality valuation system.

Project Title: Ongoing Development of the NSW Mass Valuation System - Phase 7.

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