

Q1 Do you agree that there is a lack of accountability and transparency in relation to the VRB's operations?

A1...The issue to me is more surrounding lack of transparency then accountability.

Q2 Do you agree that the composition of the Valuers Registration Board is problematic? If so, how?

A2...I am a little uncertain as to how appointments to the board are set and question whether an "old boys" network is involved with the appointments.

Q3 Do you agree with the proposal to constitute a new board which would include lay people with specialist expertise?

A3...It has its merits, I still think a majority of the board should be valuers.

Q4 Do you agree that it should not be mandatory for registered valuers to join NZIV or any other professional association?

A4...I think it should be absolutely essential that membership to ONE single body be made a requirement.

Q5 What if any issues do you think would need to be managed if professional association membership was voluntary?

A5...Complete and utter confusion in the eyes of both the public and institutions (ie banking) that rely on our services. An erosion of confidence in the profession would surely be likely. It also could create issues relating to rogue valuers with a lack of control over them.

Q6 Do you think that a tiered complaints system could deliver the benefits outlined above? If not, why not and do you have any thoughts on how else those benefits might be realised?

A6...I think a tiered system would be great, however transparency to this could be critical and again, how would positions on committees/ panels be made? Transparency again is required. Anonymous (yet with some form of accountability for petty complaints) complaints process could also be beneficial.

Q7 Do you think it is possible to reduce the reliance on check valuations and, if so, how might this be done?

A7... I would suggest that peer review would be a less costly initial stage, this may allow for greater clarity as to whether the case needed to be advanced through sourcing check valuations.

Q8 Is the range of sanctions proposed above adequate? If not, what other sanctions would be appropriate?

A8...Would this not be covered off with greater transparency?
.....

Q9 Is there a need for compliance monitoring and if so by whom?

A9... A system such as the PINZ Quality Assurance System (QAS) has an inbuilt monitoring process but I understand not all firms are part of this/ want to be part of this. Any valuer found to transgress should be under a compulsory monitoring regime until satisfactory performance achieved.
.....

Q10 Do you agree with the proposal for the VRB to undertake more analysis of complaints and outcomes? Why/why not?

A10...Surely this would be just about the most valuable (no pun intended) teaching resource the industry could provide. Both pre-registration and as part of CPD I would struggle to think a more obvious offering of the does and don'ts would be available.
.....

Q11 Do you agree that "registered valuer" should be the only protected title? Why/why not?

A11...Absolutely essential that this is protected and promoted as the be all and end all to the industry and public. It provides a clear definition of professionalism and quality.
.....

Q12 Do you think it is necessary or desirable to change the existing registration period and/or registration renewal requirements? Why/why not?

A12...APC linked to CPD records should be compulsory. Registration period is fine, possibly even too short without a greater allowance for focus on fields of specialization.

Q13 If you have answered "yes" to the above question, please indicate whether you prefer one or other of the suggested approaches or another approach.

A13...Suggested approaches appear reasonable.
.....

Q14 Should CPD be mandatory? Why/why not?

A14...Absolutely. Would be very easy to fall behind in current trends/ codes of practice etc.
.....

Q15 Do you agree with the proposal for setting practice standards? Why/why not?

A15.....If the VRB were given responsibility for approving practice standards, how would it be funded? Costs of additional time spent would be notable.
.....



Q16 Do you agree with the proposal for setting ethical standards? Why/why not?

A16.....I agree with the proposal, but would it not be a good idea to promote a greater emphasis and provision for valuers to raise issues with NZIV when a member is known or appears to be behaving unethically, or incompetently?

.....

Q17 Do you agree that the minimum age requirement should be removed?

A17.....Largely unnecessary.

.....

Q18 What do you consider are the benefits and costs of implementing any or all of the proposals?

A18...I believe the benefits would be obvious, offering a galvanizing of the industry however am mindful of the costs that may be required to achieve this.

.....

Q19 Do you think there are any aspects of the current occupational regulation scheme for valuers that impede competition in the supply of valuation services? Please specify which aspects and how they impede competition.

A19...No aspects that I am aware of. I appreciate what is being alluded too here but question as to whether this situation has arisen from a lack of "control" of the industry.

.....

Q20 Do you think the occupational regulation of valuers should be liberalised? If so, what aspects of the scheme should be liberalised and what benefits would this have?

A20...Absolutely not, terrible idea.

.....

Q21 Do you think the three year supervised experience period for New Zealand graduates is too long? If so, how long should the experience period be?

A21.....Too long? Probably not long enough. However this may have come about for lack of appropriate mentoring for the first few years of my professional career.

.....

Q22 Do you favour a tiered registration system that provides for provisional registration (with less experience and other requirements) as well as full registration?

A22...Great way to confuse the public and add costs to the industry for its administration. .

.....

Q23 Should the requirement for overseas valuers to have at least one year's practical experience in New Zealand be retained?

A23.....Yes.....

Q24 Do the existing degree courses and post-graduate training requirements provide registered valuers with the expertise required to do sum insured valuations?

A24..No.....

.....

Q25 Is there a need for practice standards covering sum insured valuations?

A25..Yes.....

Q26 Could registration requirements be reduced for some types of valuation?

A26...Keeping in mind some unqualified parties are already carrying out these (albeit in a somewhat varied form with matters such as insurance certificates). Can not see any advantage to lowering the bar.

.....



Q27 Are the current registration requirements excessive for valuers who only carry out residential valuations? What would be the risks and benefits to consumers if the requirements were reduced?

A27.....No I do not consider them excessive. The risk would be the lack of "complete" knowledge base that may exist. I don't see too many benefits to the public in the long term.

.....
Q28 Are there any risks in allowing registered valuers who have not passed degree courses in valuation to do rural valuations?

A28...At risk of sounding rude, how is this even a question? I am a mere urban valuer who has a passing interest in rural valuations. The shortfalls in my knowledge base on such a broad scope of property types is huge and I cant imagine I am along on this.

.....
Q29 Are the valuation qualifications offered by the accredited universities fit for specialist purposes? If not, what are the problem areas?

A29...No not really. You have three valuation papers effectively at uni, a sum total of 36 weeks with the various types of valuations given a relatively quick brush over in this time period. Specialist training needs to come in house, and with a view to the Code of Ethics, you shouldn't be doing such valuations without appropriate knowledge base and/or supervision.

.....
Q30 Do you think any changes are required to the existing professional indemnity insurance arrangements?

A30.....No.....

.....
Q31 If so, do you favour either of the options outlined above or have an alternative suggestion?

A31.....N/A.....

.....
Other Issues

