

28 July 2014

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Valuers Act Review Discussion Document Submission

TelferYoung, Rotorua have reviewed the discussion document prepared by LINZ and provide the following submission.

In general we support the majority of the points raised and suggestions made by LINZ. The review appears to have been thorough and is well structured. We would however like to provide further comments and suggestions on 4 key areas as follows.

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

We support a tiered complaints system which would allow the speeding up of dealing with complaints and swift solution to trivial complaints.

We suggest two systems in dealing with repeat occurrences of poor practise as follows:

- + Three strikes and out. This is proposed in order that repeat offenders can have their practising certificate removed; or suspended
- + A demerits system. If repeat offenders gain more than say 100 'demerits' within a two year period, they have their practising certificate removed or suspended. At the end of say two years the demerit points accrued will be removed or reduced if no further complaints are received.

- 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?**

We feel strongly that the current system is too long for new graduates. At present a three year degree is required then following, three further years of work overseen by a registered valuer before a person may apply for registration. The registration process itself also is extremely stressful. A large number of graduates either leave the profession after becoming registered, or sometimes before, given that other professions may seem more financially rewarding and/or less strenuous.

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We believe requirements for registration should be around competency rather than a stringent three year timeframe.

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

Yes we believe a tiered system could allow graduates to become qualified sooner for say residential only valuations. This would reduce the pressure on graduates as well as firms in terms of getting a return for the training involved. Some firms have moved away from employing graduates as the payback period is too long and the risk of graduates leaving the profession before or after registration is considered high.

In our opinion graduates should become eligible to apply for registration after a one to two year timeframe. For rural and commercial registration another year should be required (following residential registration) followed by a less intensive registration process focusing predominantly on the specialisation.

Another suggestion would be that the whole registration process be made less daunting. An option could be that after say 6 months, valuers attend a 'registration workshop' where a number of skills are learnt and knowledge is attained to prepare for the registration exam. The exam itself could also be made less daunting - rather than a single applicant being sat in front of three examiners, a workshop based approach be employed. A number of graduates could be taken to a house to carry out a valuation and discuss all the points they should know when assessing market value.

Other Comments

Another point which we feel needs addressing is the current system of rural versus urban degree courses and eligibility to apply for registration. We are aware of an urban qualified valuer who carried out rural valuations for the three years prior to registration and was told by the registration board that he could not apply for registration as a rural valuer until he had completed the rural degree course. This valuer has still not completed his registration. In contrast to this, we are aware of another valuer who became registered as an urban valuer and is immediately able to complete rural valuations having had no rural degree qualifications (provided that he/she does not break ethics and has experience in the rural field). The current system does not appear fair.

In all other aspects we generally support the suggestions made in the discussion document. Please feel free to contact us with any questions relating to the above.

Yours faithfully

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