



Speech by

**ROSA LEE LONG**

**MEMBER FOR TABLELANDS**

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Hansard 13 September 2001

**VALUERS REGISTRATION AMENDMENT BILL**

**Ms LEE LONG** (Tablelands—ONP) (6.51 p.m.): I rise to speak to this Valuers Registration Amendment Bill. I believe it is true that most people have little direct contact with valuers. Indirectly, however, most of us do when we pay our rates as government valuers rate the land that we own and that affects the rates that we pay to our local government councils on freehold land that we own.

I remember very well that a few years ago in my electorate of Tablelands valuations on rural land were increased by up to 300 per cent by government valuers to the horror of most rural landholders, particularly at a time when rural industry was—and still is—doing it tough. In the private sector valuers are essential when trying to ascertain the value of property when putting it up for sale, particularly if it is owned by more than one person. Banks and other financial institutions also necessitate the services of this provision.

Valuers whom I have known have been of the highest calibre. That is not to say that there are not bound to be a few shonks. As I have found in every industry, it seems to be a part of human nature. This amendment, I am sure, is meant to shake the shonks out. I am concerned, however, that it may make it harder for the smaller valuers or part-time valuers, such as valuers who operate in country areas which are not heavily populated and do not have the same throughput as that of their city counterparts. Those valuers still have their finger on the pulse in their local areas.

We are all well aware that land values vary greatly across this vast state and that local knowledge is always the best knowledge. Differences in the value of, say, a block of land can be significant from one town to another even though they are situated within a short distance of each other.

I am also concerned that this review has taken place as a result of the national competition policy in the context of reducing barriers to competition and restrictions on market entry and consumer expectations of valuation services. We in rural Queensland have already experienced the effects of national competition policy and deregulation of industry. We know the havoc that it can cause. In conclusion, I believe that it will be beneficial to big business but an impediment to small business. It is the same old story: get big or get out.

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