

Ms Carmel Donnelly PSM – Chair  
Independent Pricing and Regulatory Tribunal (IPART)  
PO Box K35  
**HAYMARKEY POST SHOP NSW 1240**

Dear Chair,

**SUBMISSION – DRAFT TERMS OF REFERENCE – PRICING DETERMINATION FOR LAND VALUATION SERVICES**

Ref: HA/SM

Thank you for the opportunity to make a submission into the draft terms of reference for IPART's investigation into the Valuer General's pricing for land valuation services to Councils.

Tamworth Regional Council (Council) considers the Premier's list of points for the investigation to be appropriate with some additional comments below.

In relation to consideration of valuation service market-based factors over the determination period and adjustment parameters, we are conscious of how any proposal will support the financial sustainability of regional councils. We are referring here to the ability of Council to recoup costs where the population growth factor in the rate pegging formula may disadvantage regional/ rural/ remote Councils that experience stagnant or negative growth while still needing to maintain high-cost infrastructure (e.g. roads), and hence face difficulty in recouping these costs across their smaller population base.

We are pleased to see that the Premier has identified the allocation of costs between users of the services that are principally paid for by local councils and are available free to the community and other government agencies.

We also think it is important that IPART is mindful of the potential impacts of the Emergency Services Levy transition to a property-based tax.

We look forward to the opportunity to contribute further to this investigation at other stages of public submission, including the anticipated release of an Issues Paper and Draft Report.

Yours faithfully

[Redacted signature block]

20 June 2024