

# MGMT 3004 STATUTORY VALUATION

**Credit Points** 10

**Legacy Code** 200711

**Coordinator** Sharon Yam ([https://directory.westernsydney.edu.au/search/name/Sharon Yam/](https://directory.westernsydney.edu.au/search/name/Sharon%20Yam/))

**Description** This unit covers the area of statutory valuation. It is the prescribed unit for registration as a valuer with the NSW Fair Trading. It is also the prescribed unit for Certified Practising Valuer (CPV) membership of the Australian Property Institute. Upon completion of this unit, students will demonstrate a comprehensive understanding of the relevant property and related laws, necessary valuation methods and principles required for statutory valuations.

**School** Business

**Discipline** Valuation

**Student Contribution Band** HECS Band 4 10cp

Check your HECS Band contribution amount via the Fees ([https://www.westernsydney.edu.au/currentstudents/current\\_students/fees/](https://www.westernsydney.edu.au/currentstudents/current_students/fees/)) page.

**Level** Undergraduate Level 3 subject

**Equivalent Subjects** LGYA 4819 - Compulsory Acquisition and Litigation

**Restrictions** External offerings for this subject are only available to students who are enrolled in a Property program or field of study.

**Assumed Knowledge**

An understanding of the basic principles of land administration, in particular, the various interests to be held in land and forms of tenure; An understanding of the NSW planning system, the development approval process and administrative controls over decision making; An understanding of various valuation principles and methodologies and valuation of various types of property and interest in land.

## Learning Outcomes

On successful completion of this subject, students should be able to:

1. Apply the principles of property and related laws and valuation methods related to compensation and resumption;
2. Explain the process of land acquisition or resumption, and the concepts of market value, special value to the owner, injurious affection, severance, enhancement, disturbance and a loss of goodwill;
3. Apply the important court decisions in compensation valuation;
4. Prepare a professional standard report on a parcel of real estate for the purpose of a claim for compulsory acquisition;
5. Discuss the role of expert witnesses or a legal representative in compensation disputes;
6. Apply legal and valuation concepts in assessing the compensation payable on a compulsory taking;
7. Explain the importance and responsibility of acting professionally as a valuer.

## Subject Content

- compensation concepts for compulsory acquisition of property
- valuation procedures in handling compensation cases

- principles and valuation methods for rating and taxing valuation
- valuation report writing
- preparation of evidence for court
- professional Negligence

## Assessment

The following table summarises the standard assessment tasks for this subject. Please note this is a guide only. Assessment tasks are regularly updated, where there is a difference your Learning Guide takes precedence.

Item	Length	Percent	Threshold	Individual/ Group Task
Report	4,000 words	30	N	Group
Presentation	2 hour session	20	N	Individual
Final Exam	2 hours	50	Y	Individual

Prescribed Texts

- Law of compulsory land acquisition Edition: 2nd, 2015 Jacobs, M, Thomson Reuters ISBN 0455235015; ISBN 9780455235011

Teaching Periods

## Autumn

### Parramatta City - Macquarie St

**Day**

**Subject Contact** Sharon Yam ([https://directory.westernsydney.edu.au/search/name/Sharon Yam/](https://directory.westernsydney.edu.au/search/name/Sharon%20Yam/))

View timetable ([https://clasregistration.westernsydney.edu.au/even/timetable/?subject\\_code=MGMT3004\\_22-AUT\\_PC\\_D#subjects](https://clasregistration.westernsydney.edu.au/even/timetable/?subject_code=MGMT3004_22-AUT_PC_D#subjects))

### Parramatta External

**External**

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