

Valuer	Australia
ANZSCO Code: 2245-12	October 2008
Labour market rating	Recruitment Difficulty
Comment: <i>Vacancies for senior valuers, valuers with commercial experience, agribusiness valuers and valuers with taxation and legislation knowledge are difficult to fill.</i>	

Occupational Demand

This occupation includes commercial, industrial and residential property valuers, motor vehicle, machinery and plant valuers together with valuers of jewellery, art and personal effects. The majority of vacancies surveyed for this report were property valuers, primarily residential and commercial property valuers. In previous reports of this occupation demand has been high and a shortage of valuers evident; however anecdotal comments from employers surveyed suggests demand for property valuers may have eased due to the recent changes in the Australian and global financial sector, but employers also note increases in assistance to first home buyers and interest rate cuts might stabilise demand for valuers.

Occupational Supply

Membership of the Australian Property Institute (API) together with Certified Practising Valuer (CPV) accreditation is frequently a prerequisite of employment for property valuers. Completion of an API endorsed undergraduate degree and two years practical experience is necessary to be eligible for API membership; to obtain accreditation as a CPV further study is required. Courses endorsed by the API are available in all states except Tasmania, Australian Capital Territory and Northern Territory. Australian Bureau of Statistics (ABS) Census 2001 and 2006 data demonstrate an increase of 16 per cent to about 4800 in the number of valuers employed in Australia.

Employer and industry comments/current labour market

When this occupation was assessed in 2006 and 2007 fill rates of 17 per cent and 40 per cent respectively were recorded; at this time 60 per cent of the surveyed vacancies were filled within six weeks of advertising. Employers received an average of more than five applications per vacancy of which fewer than two applicants were considered to be suitable by employers. The average number of both applications and suitable applicants has more than doubled since 2007. Employers cited lack of relevant experience and qualifications as the primary reason applicants were considered to be unsuitable. Employers in South Australia, Western Australia and Tasmania were the least successful, filling less than one third of their advertised vacancies. Employers in metropolitan New South Wales particularly noted a number of applicants were looking for new employment because of redundancies or the risk of redundancy in the residential property market; however they noted these applicants were usually the less experienced and skilled valuers or not fully qualified valuers. Employers in the other States and Territories noted demand for residential valuers remains steady as does demand for their business services and anecdotally were positive in their response to recent federal government increases in the First Home Buyers Grant and interest rate cuts.

Vacancies for senior valuers, valuers with commercial experience and agribusiness valuers are more difficult to fill. Federal and state government departments are actively attempting to fill several positions for valuers with knowledge and/or experience in rating, taxation and legislation in metropolitan and regional Victoria and South Australia and while filled some vacancies in metropolitan and regional Victoria have been filled, other vacancies have failed to attract any applications or have attracted only internal applicants seeking promotion.

Labour market outlook

Although demand for residential property valuers appears to have slowed in New South Wales, demand appears to remain steady in other States and Territories and may improve nationally given federal government actions and interest rate cuts.

