

VALUER

Kind of Work

Responsible professional and supervisory work in the valuation of properties.

Distinguishing Features of Work

An employee in this class is responsible for the supervision of valuations of property within an area assigned to him. Duties involve conducting research and analysis of sales of real estate and planning and directing the work of subordinate technical staff engaged in assessing value of property and collecting data for valuation purposes. The employee exercises considerable independence in handling valuations in his area within the framework of his Department's policies and general direction of a professional superior who reviews his work through reports and discussions for compliance with policies and objectives.

Examples of Work

Plans and directs the work of subordinates engaged in the inspection and recording of data relating to sales of real estate.

Examines sales reports and investigates real estate sold to assist in determining standard unit value in the particular area.

Interprets and analyses sales data collected for purposes of recommending standard unit values for the various sections of his assigned area, consults with professional superiors to determine such unit values.

Instructs and supervises subordinate technical staff in the application of unit values to the individual parcels to be valued and the modification factors to be considered.

Assists subordinate technical staff in resolving problems arising out of unusual valuations and personally inspects and undertakes the higher value groups.

Directs day to day distribution of work to staff in the field and coordinates staff to ensure maximum output.

Collects and examines subordinates' diaries, determines reasons for subnormal performance and prepares monthly progress chart and reports.

Performs related work as may be required.

Required Knowledge, Skills and Abilities

Considerable knowledge of valuation techniques and factors as applied to real property.

Considerable knowledge of practices and terminology used in real estate and assessment work.

Ability to plan, organise and direct effectively the work of subordinate staff.

Ability to analyse property values and to evaluate economic trends.

Ability to establish and maintain effective working relationships with subordinates, associates, other public officials, real estate dealers and members of the public.

Minimum Experience and Training

Experience (18 months to 4 years) in the valuation of real estate: and training as evidenced by the successful completion of the final examination of the royal Institute of Chartered Surveyors (General Practice Division) or possession of a degree or diploma for which full exemption is granted by the Royal Institute of Chartered Surveyors (General Practice Division) such as the Bachelor of Science Degree in Estate Surveying. Bachelor of Science Degree in Property Valuation and Management. Diploma in Property Economics. Diploma in General Practice Surveying; or any equivalent combination of experience and training.

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