

**Submission  
No 19**

## **INQUIRY INTO LAND VALUATION SYSTEM**

**Name:** Mrs Susan Meehan

**Date Received:** 7/02/2013

Dear Committee,

We live in regional NSW at Ballina, for the last few years we have owned two very modest villas in our town as investment properties.

The circumstances are that a very old house was built on a double block of land which fronts the Richmond River, in the eighties the owner subdivided to create three additional villas which are not riverfront nor have river views and strataed the four premises together.

We would like to make two points, we believe that the valuation for the whole site of the land has been overstated and MORE importantly the land tax payable by us is solely calculated on the voting rights (four equal shares) of the strata, when the land our property's sit on is worth vastly less than the riverfront house and is indeed much smaller in land area.

We would be pleased to follow up with supporting documentation or answer any questions the committee may have.

[REDACTED]