

**Submission
No 126**

INQUIRY INTO LAND VALUATION SYSTEM

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The Chair
Joint Standing Committee on the Office of the Valuer General
Parliament House
Macquarie St
Sydney NSW 2000

Dear Sir/Madam

Inquiry into the Land Valuation System

Lend Lease welcomes the opportunity to make a submission to the Joint Standing Committee's inquiry into the NSW land valuation system.

We have had the opportunity of reviewing the submissions made by the Property Council of Australia and the Shopping Centre Council of Australia and strongly endorse these submissions.

The key focus of the Inquiry is to provide a land valuation system that delivers predictability, efficiency, transparency and equity. Lend Lease strongly endorse this focus.

The land valuation system is used as the basis of land tax and council rates. These taxes represent a significant component of a property's operating costs and therefore investment returns.

The financing of major projects like Barangaroo is increasingly dependent on global investors. These investors look at taxing regimes to provide predictability and certainty in terms of assessing long term investment returns. Therefore, a tax regime that is both competitive and provides certainty is a critical decision factor for the financing of these projects and investment in the NSW economy.



A shift to an improved value rating base could significantly undermine this certainty and threaten existing and future investment in NSW.

For this reason we strongly support the existing use of site value as the best method for determining values.

Yours faithfully



Tarun Gupta
Chief Executive Officer, Property, Australia
Lend Lease

Lend Lease Corporation Limited 
and
Lend Lease Responsible Entity Limited 
as responsible entity for Lend Lease Trust 