

**Submission
No 28**

INQUIRY INTO LAND VALUATION SYSTEM

Name: Mr Randolph Rossi

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Wednesday, 27 February 2013



The Joint Committee on the Office of the Valuer General
"Inquiry into Land Valuation System 2013"
Att: Chairperson

e: jscovg@parliament.nsw.gov.au

Dear Sir/Madam,

Re: Enquiry into the Valuation Process of Real Estate in NSW

I would like the opportunity to confirm my previous emails as a submission to the enquiry and to highlight the anomaly in the process of valuation with respect to a single residential lot that has 2 residences upon it.

In my experience and history of the example, I am thinking of, including various discussions with the Valuer General's office, this particular parcel has been entrapped into a homestead definition. The lot is a 500m2 (approximately) residential suburban lot that has never been subdivided and yet because it has two sewer connections for the dwellings it has incurred double council rates, water rates & land tax (the owner is overseas) over the last 15 years. With legislation limiting refunds to three years, he is not in a position to take the matter to court which would far outweigh this. As a single lot it is issued with two Valuation notices with fabricated dimensions for the assessment of the alleged two lots that don't exist.

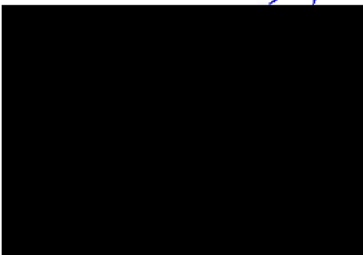
I seek the review to look into this unjust interpretation and the hardship it has caused to the owners with a view to redefining the Act with respect to this problem.

Further, it is now common practice for Councils to make conditional that all new duplex developments have separate sewer connections even if not subdivided or strata-titled for the potential of doing so in the future.

These properties will also be entrapped within this definition that has been interpreted from primary producer acreage perspective.

Kind Regards,

CASTLE PROPERTY



Randolph Rossi
Director

Valuation... Services