

INQUIRY INTO LAND VALUATION SYSTEM

Organisation: Pythagoras Australia Pty Ltd
Name: Mr Chris Lephherd
Date Received: 28/02/2013

I have found land valuations undertaken by the Valuer general to be considerably inaccurate. I have objected to land valuations, which has resulted in the value falling by 23%. In the following valuation year the valuation assessment rose by 10%, despite there being no change to market fundamentals during the year.

Property fundamentals in the local area (Moss Vale [REDACTED]) are poor and deteriorating, yet land values undertaken by the VG are rising.

The Valuer General's land assessments overstates values, and appear to have no correlation to the underlying fundamentals of the local area property market.

23 February 2009

Dear Sir/Madam,

Objection to land value

Property: [REDACTED] – Wingecaribee ([REDACTED] Moss Vale)

The valuer general's 2009 valuation for the above mentioned property is \$315,000. We believe this value is inaccurate and highlight below comparable sales (see Appendix 1) which would result in a land value of approximately \$230,000 for the subject property. We have also outlined details of the current environment in the Southern Highlands area which we believe the Valuer General has not taken into account. We also highlight the financial stress that is well publicised by the media and government agencies (including the RBA) and associated decline in property values.

We would also like to note that we believe the 2008 assessment was also incorrect. We have previously written to your offices regarding this matter. We strongly believe that the values assigned to the subject property in 2008 and 2009 were significantly above the real market value and attach a schedule of comparable sales for your assessment.

Please note:

- A significant increase in the supply of commercial property in Bowral has significantly reduced tenant demand and rents in Moss Vale. Bowral has several vacant shops, which is unprecedented for the area.
- There are currently 8 vacant shops in Moss Vale. These shops have remained vacant for some time.
- The subject property was vacant at the time of valuation and has remained vacant for the past five out of the last six years of ownership.

Appendix of comparable sales attached. Please note that the most comparable sale is the [REDACTED]
[REDACTED] The property has no retail frontage to [REDACTED] it consists of a
1869 un-renovated residence situated at the rear of the block.

Yours sincerely

Chris Lepherd

13 May 2009

[REDACTED]
Bowral [REDACTED]

Department of Lands

PO Box 745

Bathurst NSW 2795

Property: [REDACTED] ([REDACTED] Moss Vale)

(Your reference: [REDACTED] **)**

Dear Sir/Madam

In relation to the abovementioned objection please find enclosed a recently commissioned independent valuation of the subject property. With substantial improvements on the land, we would expect a land value to be significantly lower than the figure of \$425,000 as shown in the valuation report. Can you please take this into consideration when assessing the land value.

Thank you.

Yours sincerely

Chris Lepherd