

**Submission  
No 51**

## **INQUIRY INTO LAND VALUATION SYSTEM**

**Name:** Mr Malcolm Andrews

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Malcolm Andrews

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(Email: [REDACTED])

(Phone: [REDACTED])

Re: Land Valuation Inquiry

([http://www.parliament.nsw.gov.au/Prod/parlament/committee.nsf/0/8ADCED784B536419CA257AFC001848BF?open&refnavid=CO3\\_1](http://www.parliament.nsw.gov.au/Prod/parlament/committee.nsf/0/8ADCED784B536419CA257AFC001848BF?open&refnavid=CO3_1))

Please accept this submission concerning a glaring fault in the current system of the way individual properties are valued.

People in Port Macquarie have recently received notification of the new valuation of the land on which their houses are built. In my street and the nearby thoroughfares there is a massive valuation increase which in the long term will cost my neighbours and me dearly as council rates are based on the land value.

My land value (and I assume that of all my neighbours) shows a huge jump of 15.9 per cent since the previous valuation three years ago, compared with just 3.9 per cent in the same period from 2006 and 2009.

The letter from the NSW Valuer General that accompanied the new valuation noted: 'The coast [housing] market has been generally stable over the period 1 July 2009 to 1 July 2012 in the lower to mid range sectors.' That's us!

It goes on to say: 'The period from 1 July 2011 to 1 July 2012 has shown overall a slight decrease in sale prices.' Yet they claim the value of the land has increased dramatically. The accompanying graph in the departmental letter shows a straight line of almost zero-increase in prices over the three years.

What is really deceitful is the fact that the NSW Valuer General has used 30 addresses in Port Macquarie to assess the value of our land. Not one of these properties is near our homes – most being around [REDACTED] and [REDACTED] an area much sought after by the more affluent residents of Port Macquarie. Most of these properties are in estates so new that the streets aren't even in last year's town map and all but one of the 30 is twice the size of our modest blocks. With more land on which to build additional facilities such as swimming pools and garden sheds, the value of the land per square metre is dramatically enhanced.

It would have been simple – and more honest – for the department to log into its computer and check houses actually in my street or within a few streets of my home. For me to do this requires a major expenditure.

The on-line facility is also very user unfriendly – making it hard for computer illiterate people of my age. I suspect this has been done on purpose to discourage objections.

I hope you will take these anomalies into consideration when preparing your report.

Kind regards

Malcolm Andrews