

INQUIRY INTO THE PROVISIONS OF THE VALUATION OF LAND ACT 1916

Organisation: Private Citizen
Name: Mr Col Coupland
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17 Boree Road

Forestville NSW

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TO WHOM IT MAY CONCERN

I would like to bring to your attention what is generally perceived as an archaic method of determining the value of our land that can be used by Councils in determining the amount they can charge as rates for their services.

We in the Shires of Warringah and Pittwater, fall within the zone known as Sydney East. According to the 'Newsletter from the NSW Valuer General January 2010' supplied by the Valuer General at the time of distributing the new valuation carried out in July 2009, the average price of a block of land was about \$730K. Note that this area includes land at Palm Beach, Newport, Manly, Vaucluse, Dover Heights all with their outstanding views of our beautiful coastline.

Sydney West has an average value at the same time of only \$375K. The other rateable areas in this same brochure are Newcastle and Wollongong \$340K and so it goes on and on.

Surely the cost of providing a truck to collect our rubbish pays the same for petrol, the truck costs the same to purchase and the drivers are paid the same wage. Why not have all councils prepare an justifiable and auditable budget which can be averaged out and this value used by each and every council. The same could be said for providing land fill areas for the receiving of waste. The cost of electricity surely must have a average dollar value to provide lighting on Parks and Sporting Complexes. Swimming Centres are the same to run as are our beaches. Most of the eastern beaches are manned by volunteers so in fact it is cheaper to provide swimming facilities on the Eastern Coast than in Blacktown or Penrith, which must of course use Council employees.

Next, the same document as mentioned above shows the Sydney East valuation flat lining for the period 2006-2009 and in the attached narrative it states that the sales volume in the prestige market has contributed to a slight decline in the overall sale price. However the actual valuation of my property increased from 2006 to 2009 by 20.8%. Interestingly, we are not allowed to appeal the increase by comparing one year to the previous period value. The VG only has to determine the current value of the land and we cannot compare one to the other. This simply means that 'a guess this time is just another guess and rationale does not come into it. Lat guess is not to be considered.

When comparing the valuation it is based on areas. However you do not get any discount for any easement created on your block. So a drainage easement which means you cannot build on say 14% does not count as a reduction in 'usable land'

Our land is currently valued in accordance with section 6A(1) of the valuation of Land Act 1916. This is almost 100years old. Surely what was needed in Sydney then bears very little relevance to almost 100years later. It is definitely time for a review of the process and this review should be open to the public for their input.

We seek your support.

Col Coupland

Owner

02 94519870, 0411118807 or 'couplands@optusnet.com.au'