

**Submission
No 7**

INQUIRY INTO LAND VALUATION SYSTEM

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Submission to the Joint Standing Committee on the Office of the Valuer General re the land valuation system.

I have lived at my current address for 40 years. Early after moving into the address I lodged an objection to the land valuation. My main reason for the objection was that the 3 bedroom double brick house next door had just sold for just above the land valuation given to my residence. My objection was not considered relevant because valuations at that time did not take into account the sale price of improved properties and relied entirely on vacant land sales in the area (and there was virtually no vacant land being sold in the whole council area). I also believed that the valuation did not sufficiently take into account the following features of my land site; the very steep block of land, the fact that it has no proper road frontage or footpath and that the main access to the land is via a right of way only 6 feet wide.

Some years later my neighbours (on the other side to the sold house) advised me that they would be making an objection to their valuation based on similar grounds to those I had used previously. I wished them luck, but did not write my own objection. I was then surprised that their objection was upheld and they were given a lower valuation per square metre than that applied to my land. However, my valuation was not adjusted at that time only the valuations of those who had objected. This meant that I was paying significantly higher council rates than my neighbours who had more land than I, and in one case sufficient land to subdivide. Ever since that time their \$ per sq metre valuations have remained much lower than mine.

Some years later, when I felt that it was still unfair to have to pay higher rates than my neighbours for less land area, I decided to again object to the valuation. My objection was once again rejected and the situation continues that my land value continues to be much higher than my neighbours.

Thus the current system, as it has been applied to my land, appears to have been illogical and has been unfair because it has led to me having to pay higher rates than my neighbours who have very similar land forms to mine and have a larger land area.

In the interest of fairness and equity I ask that the Committee in its recommendations ensures that land values per square metre should be adjusted for neighbouring properties when an appeal against a land value has been upheld. In my case the higher valuation given to my property over a long period of time has meant that I have had to pay many thousands of dollars in council rates above what I would have had to pay if the land had been valued on the same basis as my neighbours. This situation is grossly unfair and needs to be addressed in your recommendations.

John Rawson

