

**Submission
No 35**

INQUIRY INTO LAND VALUATION SYSTEM

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Joint Standing Committee on the Office of the Valuer General
Parliament House
Macquarie Street
Sydney NSW

Inquiry into the Land Valuation System

Over the years I have had many problems with the Land Valuation System in respect of my several properties in this State; and although I have lodged at least ten objections, I have only had partially favourable decisions in relation to just two of those objections.

The main problem is that the Valuer General relies too heavily on the existing computerised system (in particular recent sale figures) to work out his valuations; and he never seems to consider the individual physical or legal features of the properties in question or make an inspection of the same.

Although the Valuer General does employ "outside" valuers where an objection is lodged, my experience had been that those outside valuers almost invariably adopt the original figures that come out of the computerised system. I did in fact go to the Land and Valuation Court some years ago, but the legal costs were such that I had no option but to settle out of court for a compromised figure in the early stages the appeal.

My most recent experience of the system concerned my ^{home} ~~one~~ at [REDACTED] in respect of which I lodged an objection dated 13 April 2012 (copy enclosed); but although the Valuer General then appointed Webster & Associates (Valuers) to consider the same and make a physical inspection of the block, their subsequent report (Copy Enclosed) rejected the many physical problems I have with the block.

Indeed, their report suggested that the comparable sales figures relied upon by the valuer General were justified over though the properties in question were in much better streets and didn't have the many physical or other problems my block has. In my view there is just too much reliance on those so called comparable sales and little or no attention paid to the individual features of the properties under objection.

I did consider another appeal to the Land & Valuation Court but at my age (77) and with my very reduced financial position, I had to abandon that idea, as the potential legal costs were completely outside my financial position; and I could not even afford to appear in person as the State Crown Solicitor (and a barrister employed by him) is normally engaged by the Valuer General and I would be up for enormous legal costs if I lost the case. The present appeal system is therefore most unfair.

I would therefore take this opportunity to respectfully suggest that the Committee consider the following ideas:-

1. That where requested, the computerised system relied upon by the Valuer General contains a short list of the physical features (and legal restrictions) of each and every property in question.
2. That a low cost appeals system be instituted so that individual owners such as myself don't have to appear against the State Crown Solicitor or the Barristers briefed by the Crown Solicitor.

Thank you

Yours faithfully

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R Wagland