

**Submission  
No 4**

## **INQUIRY INTO LAND VALUATION SYSTEM**

**Name:** Mr Warren Fahey

**Date Received:** 1/02/2013



**Joint Committee on the Office of the Valuer General  
Parliament House  
Macquarie St  
Sydney NSW 2000**

**SUBMISSION:  
INQUIRY INTO THE LAND VALUATION SYSTEM**

I make this submission in my capacity as an individual citizen of NSW and being the owner or part owner of several residential buildings.

The following are the relevant ownership details:

	Property Address	Owner
1	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]
3	[REDACTED]	[REDACTED]

It is noted that the Inquiry will focus in part upon the “Complexity in the valuation system” and “any inequity in the valuation system” as well as examining “Procedural modifications to the objection system”.

By way of background I have a university degree specialising in Mathematics, Statistics and Computing and have had a 40 year career as a teacher, Inspector of Schools and senior NSW public servant.

Specifically, in April 2012 I became alarmed at the valuation of land at my Balmain principal residence. Several neighbours expressed similar concerns about the land valuations of their properties.

I researched the documents provided by the Valuer General and made a submission using the Land and Property Information online Objection form. To support my objection I attached an Excel based sheet showing an analysis of equivalent nearby properties and their land valuations found in the documents provided by the Valuer General.

Following the submission of my objection on 11 April 2012 I received acknowledgement of its receipt by email dated the same day as follows:

*Your objection has been received successfully. Your reference number is 2455481.*

The Land and Property Information then mailed me a letter dated 11 April 2012 with the following advice in the first two paragraphs:

*I refer to the objection you recently submitted ...*

*Your objection has not been accepted and you are now provided with a further opportunity to provide valid evidence to support your objection and contended land value.*

As a consequence of the last letter (processed on the same day of the receipt of my submission) I felt an overwhelming sense of astonishment, bewilderment and then anger. Can you imagine how I felt when I was advised "Your objection has not been accepted"?

In my view, I had analysed equivalent properties and made a reasoned argument in favour of a modest land value adjustment in accordance with what I understood to be the "rules" as described in the documentation.

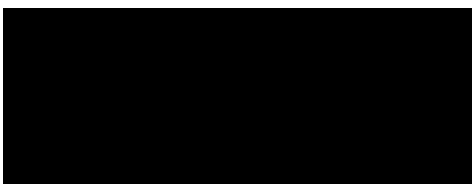
Either I misunderstood the rules/process or the Land and Property Information has relied upon technicalities that are not known to me or there has been an error in not "accepting" my submission.

I am not asking the Inquiry to investigate this particular matter but rather I wish to highlight the following general observations:

1. The method employed by the Valuer General in determining land valuations is not clear.
2. There appears to be significant inequities in the valuation system.
3. There needs to be a clear well documented procedure and set of rules by which objections can be lodged and considered.

Further supportive documentation is available if required.

Yours sincerely

A large black rectangular redaction box covering the signature area.

**Warren Fahey**  
1 February 2013