INQUIRY INTO LAND VALUATION SYSTEM

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Date Received: 26/02/2013

When you read the Admin History Note No 2 1916. you can see why it needs a overhaul of the system A new system. that sets council rates.

Using the UCV in 2013 does not address how council rates are set.

the current system are very unfair and selective.

Take a street where one side is waterfront lots other side is not. some enjoy a view others don't Then the strata units in the street

are again different in their rates. The comercial marina once a Boatshed is again different. But the rates are based on the ucv not the commercial value with the improvements built & developed on the lot.which is the real market value.

The rates set, are to provide council with funding to carry out the service council provides. for all the dwellers.

But the renters in the street have no input into council's out goings

in providing the services ie; road / parth maintence, rubish removal

etc. rangers etc

The renters may say well it is included in the weekly rent.

Which is collected by whom who is doing managment of tenants. These renters use the same facilities as the land owners.

All those who live in the street use all the same facilities and enjoy the services council provides. No matter what type of structure or location where the dweller lives or works.The value of the unimproved land should not be used for the setting of rate charges.

Property values are based on supply and demand on the selling price. The value of the un improved land is a very un fair system in 2013. The ucv today is a useful guide line for the buy/ sell of property, Not a tool to be used by councils to set rates for council's cash flow That is only generated from only part of the comunity.being land owners ,All dwellers/ residents should share equally in paying the cost provided by council.

It is need of a change. to a more relevant system for today needs that is fair and transparent where all users contribute equally

BE brave and give us a new system.