

**Submission
No 26**

INQUIRY INTO LAND VALUATION SYSTEM

Name: Mr E. Barry Bloore

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Mr. M. Kean,
Member for Hornsby,
Parliament House,
Macquarie Street,
SYDNEY. 2000

2nd April 2012

Dear Sir,

I have been a Valuer now for a period of 55 years and for most of that period a Fellow of the Institute though no longer a member.

With the discrepancies presently being shown, with the system and methods of valuing the unimproved land value of properties, it is timely for me to bring forward a matter which has long been of concern for myself.

It surely is now past time for the Valuation of Land Act 1916 Section 6A Land Value to be amended to bring this section into line with modern Council planning requirements. This particularly applies to 2(b) of that abovementioned Section.

My particular concern is in relation to land along our river systems eg: Hawkesbury in which, under Council Local Environmental Plans, it is prohibited to build habitable buildings because they lie in flood liable areas. This applies to river flood and/or tidal inundation. Under the Act, as presently drafted, with improved land the unimproved value of these lands must be treated as if the improvements did not exist however could be replaced in order that the property enjoys the same use as before.

I find this an anomaly because in so many instances improvements which may have been taken by violent flood cannot be replaced, in the form they were before, because of the absolute restriction by the Council LEP. This being the case the UCV of the land is grossly overvalued with the consequence of substantially higher land tax being applied.

I have spoken to a number of people over the years about this matter to no avail. I would be pleased if you could examine this matter with a view to bringing equity to the many landholders concerned.

Yours faithfully,


E. Barry Bloore