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Your submission for this review:

Having been through the time consuming and lengthy process of objecting to our 2022 valuation to have it changed from [REDACTED] which was a 144% increase then following the valuer generals review dropped to [REDACTED] its disappointing to see it back up to [REDACTED] for 2023 a few months later. Its annoying that some ratepayers have to apply for reconsideration of land values (evidently on an annual basis), when commonsense should prevail by providing us with a reasonable land valuation that consistently reflects Central Albury. I cannot understand how blocks along our back fence, of similar size, can be valued at \$300 000 less than ours. Also when I and other residents objected to the valuer general of the 140% increase in land values they sent multiple valuers from various towns and cities to revalue the land, once again there was no consistency to the valuations and no recourse unless you have monies to fight the valuer generals valuation by employing a solicitor. NSW Residential land values across the state increased by 23.8% overall however the valuer generals report states that the largest increases in residential values occurred in the Hunter Region where overall values increased by 57.6%, followed by the Murray region at 50% "However in the city of Albury in the Maryland Way precinct, and those backing onto the Maryland Way precinct have increased to 140 %" Below are regional summaries by the valuer general. NSW was divided into 19 regional areas for the purpose of providing summaries to describe land value movements for the main property types in the region

Region	Total number of properties	Total land value at 1 July 2022	% change from total 1 July 2021 land value
Central Tablelands	88,204	\$38,994,076,985	44.50%
Central West NSW	74,311	\$31,681,480,816	21.80%
Hunter	95,990	\$54,634,584,262	66.00%
Hunter Coast	301,704	\$202,622,860,914	18.50%
Murray	57,790	\$27,065,762,340	52.80%
North Coast NSW	269,790	\$157,945,678,013	35.90%
North West NSW	62,153	\$36,225,469,389	38.70%
Northern Tablelands	37,715	\$18,530,640,708	46.70%
Riverina	79,484	\$40,631,450,520	45.70%
South Coast NSW	257,567	\$214,408,673,534	38.20%
South East Regional NSW	79,202	\$48,228,540,049	40.60%
Sydney Central	333,333	\$596,797,366,481	23.20%
Sydney City	28,115	\$129,300,308,414	16.50%
Sydney Coast North	114,766	\$301,016,967,666	22.60%
Sydney Coast South	183,620	\$372,724,750,257	15.80%
Sydney North West	164,173	\$185,356,202,367	27.90%
Sydney Central West	176,043	\$154,858,773,216	27.00%
Sydney South West	232,279	\$219,868,793,990	33.30%
Western NSW	26,972	\$7,196,956,165	33.10%

Therefore the rate jump of 140 % for the Albury Maryland Way precinct is unbelievable, unfair and the value generals office response has been poor and dismissive of residents who have been in contact with the valuer generals office.