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Your submission for this review:

Hi Team IPART, Thank you for the opportunity to provide feedback regarding the Valuer General valuation of land and recovery of costs through local council. In general, I believe that if the frequency of doing valuations is decreased and the cost of the method actually implementing to do valuations decreases, (i.e. using AI) then the costs paid to Valuer General would typically decrease so the expense to Councils should decrease. I wish to highlight the fact that there are un-fair and un-warranted discrepancies between various councils in the Sydney area. I would expect this variation probably applies throughout the whole of Sydney, and most likely nationally and needs to be aligned. The Valuer General department update land valuations annually and advises value to owners every 3 years. Local councils use the Valuer General figure as a basis for generation of Council fees at quarterly intervals. In most council areas the value is retained for 3 years unless adjusted due to special circumstances, such as the intention to build an airport within a rural area (see Kemps Creek example below). I have found that some councils charge an exorbitant amount for council rates and feel there should be a consistency of methodology implemented throughout NSW, and in fact Nationally. Please open attached spreadsheet and review. The attached table reflects annual council charges for 4 separate residences. One premises is within Sutherland area, two are within Penrith Council area and the 4th is within Windsor Council area. Note the substantial variation in annual rates as a percentage of Valuer General amount for each premises. Note also that some councils (Windsor Council) actually use the Annually updated value to generate council rates rather than retaining consistent amount for a 3 year period. Just looking at 2024 figures for these 4 properties, Windsor Council has charged 0.75% of the land value for the Annual Council Rates. For the 3 other properties the equivalent percentage varies between 0.12% and 0.2% of the property value used. I believe that if the frequency of doing valuations is decreased and the method of actually implementing valuations (i.e. using AI) then the costs to Valuer General would typically decrease so the expense to Councils should decrease. However, I was hoping that this issue of excessive Council Rates could also be addressed within the IPART reviewing the maximum prices the Valuer General can charge for land valuation services to councils from 1 July 2025. Feel free to contact me if additional discussion or clarity is required.

# Comments to IPART re: Inconsistent Council Rate Levys

Valuer General Date	Land Value by Valuer General	Annual Windsor Council Rates	% of Value
[Redacted]	[Redacted]	[Redacted]	[Redacted]
PlanLabel	[Redacted]	[Redacted]	[Redacted]
Lot No.	Lot 5	[Redacted]	[Redacted]
Lot Type	Standard Lot	[Redacted]	[Redacted]
Controlling Authority	Freehold	[Redacted]	[Redacted]
Valuer General Date	Value used by Windsor Council	Annual Windsor Council Rates	% of Value
[Redacted]	[Redacted]	[Redacted]	[Redacted]
Lot No.	Lot 5	[Redacted]	[Redacted]
Lot Type	Standard Lot	[Redacted]	[Redacted]
Controlling Authority	Freehold	[Redacted]	[Redacted]

  

Valuer General Date	Land Value by Valuer General	Annual Sutherland Council Rates	% of Value
[Redacted]	[Redacted]	[Redacted]	[Redacted]
PlanLabel	[Redacted]	[Redacted]	[Redacted]
Lot No.	Lot 11	[Redacted]	[Redacted]
Lot Type	Standard Lot	[Redacted]	[Redacted]
Controlling Authority	Freehold	[Redacted]	[Redacted]
Valuer General Date	Value used by Sutherland Council	Annual Sutherland Council Rates	% of Value
[Redacted]	[Redacted]	[Redacted]	[Redacted]
Lot No.	Lot 11	[Redacted]	[Redacted]
Lot Type	Standard Lot	[Redacted]	[Redacted]
Controlling Authority	Freehold	[Redacted]	[Redacted]

  

Valuer General Date	Land Value by Valuer General	Annual Penrith Council Rates	% of Value
[Redacted]	[Redacted]	[Redacted]	[Redacted]
PlanLabel	[Redacted]	[Redacted]	[Redacted]
Lot No.	Lot 460	[Redacted]	[Redacted]
Lot Type	Standard Lot	[Redacted]	[Redacted]
Controlling Authority	Freehold	[Redacted]	[Redacted]
Valuer General Date	Value used by Penrith Council	Annual Penrith Council Rates	% of Value
[Redacted]	[Redacted]	[Redacted]	[Redacted]
Lot No.	Lot 460	[Redacted]	[Redacted]
Lot Type	Standard Lot	[Redacted]	[Redacted]
Controlling Authority	Freehold	[Redacted]	[Redacted]

  

Valuer General Date	Land Value by Valuer General	Annual Penrith Council Rates	% of Value
[Redacted]	[Redacted]	[Redacted]	[Redacted]
PlanLabel	DP258414	[Redacted]	[Redacted]
Lot No.	Lot 38	[Redacted]	[Redacted]
Lot Type	Standard Lot	[Redacted]	[Redacted]
Controlling Authority	Freehold	[Redacted]	[Redacted]
Valuer General Date	Value used by Penrith Council	Annual Penrith Council Rates	% of Value
[Redacted]	[Redacted]	[Redacted]	[Redacted]
Lot No.	Lot 38	[Redacted]	[Redacted]
Lot Type	Standard Lot	[Redacted]	[Redacted]
Controlling Authority	Freehold	[Redacted]	[Redacted]