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Your submission for this review:

The current valuations are unfair and do not follow any format. Why is my land charged at \$107 per square metre yet my neighbour valuation is \$169 per square metre right next door. My Mother's valuation is \$418 per square metre yet right next door her neighbour is charged the same valuation for a smaller block so they are paying \$583 per square metre. Another problem was when I alerted you people the valuation on my land had a contributing cost because of "Kerb and Guttering" Yet when I told you and showed photos that my house has never had Kerb and guttering on it the valuation was not reduced? If you want this to be a fair valuation than Kerb and guttering should have a value per metre and valuations of land should be per square metre and be valued the same way. You need to explain to people the formula that you are using so we can check your work. Why over the last three years has valuations nearly triple for residential properties yet Commercial properties have not been effected. The property number [REDACTED] is a residential property and was only a commercial property whilst the previous owner (a friend of mine) had a hair salon in on room. The new owner only uses this as a residential property and as such their valuation for 2023 was only \$168,000 yet my property 100 metres away bordering the creek just has it does has a valuation of \$339,00. I am being valued at \$107 per square metre yet they only have a valuation of \$57 per square metre



Valuer  
General

**\*Zone:** E2 - Commercial Centre

**Area:** 2935 square metres

**Valuation Basis:** 6A(1) - The land value is the freehold value of the land excluding any structural improvements.

### Land Value

Base Date	Land Value
1 July 2023	\$168,000
1 July 2022	\$168,000
1 July 2021	\$112,000
1 July 2020	\$112,000
1 July 2019	\$112,000



Valuer  
General

**\*Zone:** R2 - Low Density Residential

**Area:** 3157 square metres

**Valuation Basis:** 6A(1) - The land value is the freehold value of the land excluding any structural improvements.

### Land Value

Base Date	Land Value
1 July 2023	\$339,000
1 July 2022	\$309,000
1 July 2021	\$182,000
1 July 2020	\$155,000
1 July 2019	\$135,000