

Author name: T. Hudson

Date of submission: Thursday, 10 April 2025

Your submission for this review:

Dear IPART, You are pandering up to the Valuer General again, this fee charging councils for the unimproved land values is just another state government rort, the VG makes billions in land tax and stamp duty on these valuations and really doesn't need to chage for this service, its just another state government rip off, and their using you ...this useless IPART to continue on with this unnecessary rort. But i sponse their paying your wages so you have to help them rip off the council's and public even more. As i have said previously IPART is useless , eg my general rate increased 51% in 2023, which proves your rulings are USELESS. Councils like Clarence Valley council also are using a discriminating variable differential rate system in their general rating structure, but you wouldn't even know about that, because you are powerless and useless. Cheers Terry Hudson



DRAFT. CVC

Rate Structure 2024 - 2025

Category	Number of Properties	Number on Minimum	Total Land Value	Cents in the \$	Minimum	Base Amount	Total Yield
Farmland	2277		1,822,686,670	0.001951		\$363.00	\$4,382,613
Residential – Ashby, Chatsworth, Copmanhurst, Brushgrove, Gulmarrad, Harwood, Illarwill, Lawrence, Palmers Island, Coutts Crossing, Woombah, Cowper, Glenreagh, Swan Creek, Tucabia, Ulmarra, Waterview, Seelands, Eatonsville, Illarwill, Tyndale plus rural residential areas. This includes residential flood prone land (9 properties)	8225	2489	2,663,935,540	0.003347 ✓	\$739.00		\$9,460,353
Residential A – Angourie, Brooms Head, Diggers Camp, Iluka, Sandon River, Minnie Water, Wooloweyah, Wooli	2346	403	1,498,281,724	0.002052 ✓	\$739.00		\$3,159,364
Residential B – Maclean, Townsend	1660		529,033,391	0.002232 ✓		\$560.00	\$2,110,403
Residential C – Yamba	3522.56		2,428,711,707	0.001673 ✓		\$560.00	\$6,035,868
Residential E – Grafton, Junction Hill	7937.02		1,296,604,850	0.006027 ✓		\$560.00	\$12,259,369
Business	228		84,229,854	0.003918		\$560.00	\$457,693
Business B – Maclean	169		95,268,910	0.004343		\$560.00	\$508,393
Business B – Maclean, Townsend Other Business							
Business C – Iluka Industrial	58		54,134,200	0.002952		\$560.00	\$192,284
Business C – Iluka Other Business							
Business D – Yamba CBD (Includes Treelands Drive)	287.44		274,889,989	0.002915		\$560.00	\$962,271
Business D – Yamba Other Business							
Business E – Grafton and South Grafton CBD	380.29		128,567,221	0.017959		\$560.00	\$2,521,901
Business F – Grafton and South Grafton Other Business	302.69		107,445,956	0.007022		\$560.00	\$923,992
Jetties	77	68	276,910	0.01622	\$68.00		\$4,491
TOTALS	27470		10,984,066,922				\$42,978,994

0.001951