

23rd June,

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Rural Rating Enquiry,
Mr. P. F. Tydeman,
Local Government Department - Deputy Registrar of Land Valuation Appeals,
480 Collins Street,
MELBOURNE. 3000

Dear Mr. Tydeman,

I have been instructed to write to you regarding the Rural Rating Enquiry to submit our Association's views on the anomalies that exist in land valuation.

It is quite unjust that farm land should be valued on the same basis as the small hobby farm property. The true value of farm land is directly related to what can be produced from it.

The present basis of valuation seems to be what the property, if subdivided would bring on the market, this is quite ridiculous because if all farm land was subdivided into hobby farms, who would buy them and what would their value be. Which brings us back to our firmly considered opinion that valuation of farm land for all purposes should be made on the basis of what can be produced on that land, because that is what farm land is, a means of production.

I would further point out that farming is a business and if too high a price is paid for a means of production in farm land as in other forms of business, the farmers viability is immediately under question, therefore, if farm land has a productive capability of producing X bushels of wheat or X number of sheep its value is Y, but has no relationship to the hobby or homestead farm down the road.

We are worried that these anomalies in land valuation also affects the transfer of land to younger members of the family and also the sales tax incurred in doing this.

Yours sincerely,

K. Fitzgibbon,
SECRETARY