

STRATHFIELDSAYE. 3551

1st June,

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The Secretary,
Municipal Association of Victoria,
15 Queens Road,
MELBOURNE.

Dear Sir,

I have been instructed by this Association to ask that your organisation take whatever steps are possible to correct 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 would be grateful if your Association would give this matter your earnest consideration because we are concerned that unrealistic valuations are an unjust burden on existing farmers and making it almost impossible for young energetic men to make a start no matter how much they want to do so.

Yours sincerely,

K. Fitzgibbon,
SECRETARY