

## **Appendix A - Objection received**

**From:**

**Sent:** Friday, 14 September 2018 4:47 PM

**To:** @maroondah.vic.gov.au>

**Subject:** Objection to sale of DROW of Cuthbert & Hardy Crescent

Hi

Thanks for taking my call today. As mentioned I would like to submit my objection to the sale of DROW of Hardy Crescent, Cuthbert Street and Waterloo St in Heathmont. Can you please forward this email to the appropriate members of council for further review.

Thanks,

### **Objection to sale of DROW of Cuthbert & Hardy Crescent**

This objection is based on the following grounds;

In June of 2015 a valuation of \$16,500 (plus GST) was provided on the DROW parcel of land behind 16 Hardy Crescent. This was for 56sqm, valuing the parcel of land at **\$295sqm**.

The 2014-2015 Maroondah Council rates notice declared a site value of 16 Hardy Crescent of \$355,000. The 2017-2018 Maroondah Council rates notice declared the site value at \$525,000.

This represents an increase of 48% in land valuation as calculated by the Maroondah City Council during the three year period.

The sale of the DROW at 16 Hardy Crescent prompted other property owners to purchase the DROW adjoining their properties.

The council engaged Westlink Consulting to provide a valuation for the remaining parcels of land. The valuation provided was **\$200sqm** (plus GST). Each parcel of land at the rear of the following properties is approximately 56sqm thus giving the following purchase prices:

Rear 8 Hardy Cres - \$11,200 plus GST

Rear 10 Hardy Cres - \$11,200 plus GST

Rear 12 Hardy Cres - \$11,200 plus GST

Rear 14 Hardy Cres - \$11,200 plus GST

Rear 18 Hardy Cres - \$11,200 plus GST

Rear 5/32 Waterloo St - \$11,200 plus GST

#### **- - Rear 16 Hardy Cres - \$16,500 plus GST (\$295sqm)**

This represents a clear discrepancy in the valuation of the parcels of land. The action the council is taking is devaluing 16 Hardy Crescent which contradicts the rates notice valuation in the subsequent years following the valuation. Using the valuation from 2015 the council would have raise \$99,000 in revenue for the sale of this land. The council's current valuation at the lower rate will result in a considerable loss of **\$31,800**.

The Maroondah Council needs to recognise that either the valuation in 2015 was overvalued and a new valuation should be undertaken to fix the error, or the current valuations are incorrect and require immediate revaluing.

Failure to act upon this will result in the Maroondah Council losing significant revenue and have acted inconsistent and in contradiction to the council rate notification.

I request for this objection to be formally submitted to the council for review.

Yours sincerely,