



RML 2000/2900

MINISTER FOR PUBLIC WORKS AND SERVICES  
 MINISTER ASSISTING THE PREMIER ON CITIZENSHIP  
 NEW SOUTH WALES

12 OCT 2000

Mr D Page MP  
 Member for Ballina  
 Suite 4, 1st Floor  
 160 River Street  
 BALLINA NSW 2478

Dear Mr Page

I refer to your representations on behalf of Mr J Mangleson, which have been forwarded to me by, the Hon Kim Yeadon MP, Minister for Information Technology, Minister for Energy, Minister for Forestry and Minister for Western Sydney, as the matter raised falls under my portfolio. In your letter you outlined concerns raised by Mr Mangleson, about the valuation prepared for the Roads and Traffic Authority for his two properties, Lot 2 and Lot 765 Balemo Drive, North Ocean Shores.

I understand that during the course of having his two properties valued, for possible purchase by the Roads and Traffic Authority, Mr Mangleson nominated the purchase price paid by the Byron Shire Council for Lot 107 Shara Boulevard, North Ocean Shores, as a comparable sale for the basis of valuing his land. Mr Mangleson was also dissatisfied as to the reasons given as to why the purchase price for Lot 107 could not be used as a comparable sale.

The circumstances involving the valuation of Mr Mangleson's properties has been fully investigated by the State Valuation Office. I am advised that the reasons why Lot 107 was not considered as a comparable sale are:

- In determining the purchase price for Lot 107, which was \$167,500, the Byron Shire Council based its offer on a valuation report supplied by the private firm Gilchrist Valuers. The valuation report recommended a value of \$150,000, on the assumption that the land had a building entitlement. The State Valuation Office's enquiries revealed that the assumption that the land had a building entitlement, is in fact doubtful and the recommended value is therefore, considered unreliable.
- The physical nature of Lot 107 is different from Mr Mangleson's property. Lot 107 was mostly cleared and therefore, has no potential as an environmental facility site. Whereas this is potentially the highest and best use of Mr Mangleson's property.

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It was unfortunate that a comment made by the valuer from the State Valuation Office in a conversation to Mr Mangleson inadvertently gave the wrong impression as to the reason why Lot 107 could not be considered as a comparable property. I am informed however, that the basis used in determining the market value of Mr Mangleson's property by the valuer is correct.

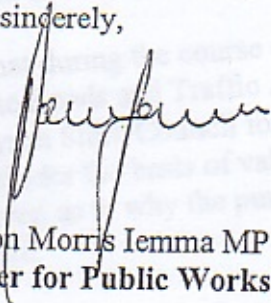
The Roads and Traffic Authority has advised the State Valuation Office that Mr Mangleson is continuing negotiations regarding the possible purchase of his two properties.

If Mr Mangleson wishes to further discuss this matter, Mr Ian McFarlane of the State Valuation Office is available on telephone (02) 9372 7416.

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Thank you for bringing this matter to my attention and I trust it will be resolved to the satisfaction of the relevant parties.

Yours sincerely,

  
The Hon Morris Iemma MP  
Minister for Public Works and Services

17 OCT 2000