

LAND VALUATION SYSTEM "WEAK"

FROM A STAFF REPORTER

SURFERS' PARADISE.—The land valuation system was completely outmoded, former Brisbane Town Clerk, Mr. J. C. Slaughter, said yesterday.

He told the national real estate development symposium here that the system had endured with every conceivable weakness.

Mr. Slaughter said: "It's a public scandal to charge a man for the costs of development and then charge him higher rates than the man down the street who's having the work done with rate-payers' money."

He said the ever increasing cost of land could not be allowed to go on.

There was the high cost of raw land in the first place, the demands which were placed on developers and then the overhead and profit margin that had to be included.

Mr. Slaughter said that local authorities could not afford amenities provided by developers.

Loaded

The Gold Coast Mayor (Alderman Small) emphasised that developers did not qualify for subsidies, to which local authorities had access for road work, drainage, kerbing and channelling.

The system extracted every conceivable amenity from the new buyers, and then loaded them for the rest of their lives with severe penalties in general rates.

"The very foundation

on which the municipal system operates in the State has gone wrong," he said.

A council's "board of directors" was elected without any educational or intelligence test and no oath of allegiance or business experience was required.

Dirty words

Mr. C. P. Clarke, the managing director of an urban development consultant's firm, told the symposium that real estate developers in Australia would have to create a better image of themselves.

He said the words developer and real estate development were dirty words in many parts of Australia, although the position appeared better in Queensland.

Mr. Clarke said the position of central business districts would be in danger by the 1980's unless there were radical improvements to the public transport system.

The conference will end today.

Tax breaches

Thirty-six people and five companies were fined a total of \$925 in the Magistrate's Court yesterday for tax breaches.