

# Land values and council rates

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The Valuer General is an independent statutory officer responsible for providing impartial land values.

Councils use land values as a way to distribute rates across their local government area.

Councils have flexibility in how they use land values for rates. Your council will have information on how your rates are calculated.

## Issue of land values

The Valuer General issues new land values to councils to use for rates at least every three years.

The Valuer General sends you a Notice of Valuation when your council receives new values for rating. The notice gives you the opportunity to consider your land value before your council uses it for rating.

All councils are scheduled to receive new land values for rating as at 1 July 2019. Notices of Valuation will be issued from January 2020.

## What is land value?

Land value is the value of your land only. It does not include the value of your home or other structures and improvements.

Land values are determined in line with the *Valuation of Land Act 1916* and the Valuer General's policies.

## Finding your land value

- on your Notice of Valuation or
- visit [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) to:
  - use the land value search facility
  - access land values across NSW through the NSW Globe
- call Valuation Services on 1800 110 038.

## Valuing land together

Adjoining parcels of land may be valued together if:

- ownership details are the same
- buildings are not adapted for separate occupation
- no part is leased.

Rural land can be valued together if operated as one pastoral or agricultural holding. The parcels do not need to adjoin.

## Strata scheme land values

- Land value is determined for the whole site of a strata scheme
- A Notice of Valuation is issued to the nominated representative of the scheme
- Rating values for individual strata units are a proportion of the strata scheme land value, based on unit entitlement
- Do a land value search to find the value of your strata scheme or strata unit at [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) or call us on 1800 110 038.

## More Information

Visit [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) to find:


- property sales information
- valuation reports, policies and factsheets
- land value summaries.


View the land value summaries for all local government areas and 14 regions across New South Wales for residential, commercial, industrial and rural properties. The summaries include land value trends, median land values and sale prices, typical land values for all council areas, valuation reports and added value of improvement tables [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au).


## Concerned about your land value

Visit [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) or contact us.


### Contact us

 **1800 110 038**  
8:30am - 5:00pm Mon - Fri

 Valuation Services  
Property NSW  
PO Box 745  
BATHURST NSW 2795

 [valuationenquiry@property.nsw.gov.au](mailto:valuationenquiry@property.nsw.gov.au)

### We value your feedback

 Valuer General  
PO Box K274  
HAYMARKET NSW 1240

 [valuationenquiry@ovg.nsw.gov.au](mailto:valuationenquiry@ovg.nsw.gov.au)

### Do you need an interpreter?

Please call TIS National on **131 450** and ask them to call Valuation Services on **1800 110 038**.



131 450

