

1 July 2019 land values

The Valuer General released land values for 2.6 million properties across NSW on 8 January 2020. The land values are for the value of the land only and reflect the property market at 1 July 2019.

You can find more information on the movement of residential, commercial, industrial and rural land values in our land value summaries, available at valuergeneral.nsw.gov.au.

The summaries include:

- land value trends
- median land values and sale prices
- typical land values
- valuation reports.

Property sales

Property sales are the most important factor valuers consider when determining land values.

During the 2019 valuation process, valuers analysed a broad range of property sales that occurred around 1 July 2019.

You can find sales information at valuergeneral.nsw.gov.au including:

- valuation sales reports showing sales analysed during the valuation process in your area
- property sales from across NSW.

Land values and property sales map

Use the new land values and property sales map at valuergeneral.nsw.gov.au to find:

- land values for the last five years
- property sales information at a street and suburb level for the last five years
- property sales information for individual properties from 2001.



Land values and rates

The Valuer General gives councils new land values at least every three years.

Councils use these land values to calculate and distribute rates.

Councils can calculate rates based on the land value of your property, either:

- alone (but sometimes subject to a minimum amount), or
- combined with a fixed amount.

If your land value increases, it doesn't necessarily mean your rates will rise, as they depend on:

- your council's rating structure
- limits to increases set by the Independent Pricing and Regulatory Tribunal (IPART).

For more information on rates, please contact your council.

Councils will use 1 July 2019 land values for rating from 1 July 2020



In your language

We have a range of translated material available on our website including:

- information on the Valuer General, land values and compulsory acquisition
- media releases, which include an overview of the movement of land values across the state
- the Valuer General's newsletter, which includes news about the NSW valuation system.



Valuing land together

Adjoining land

We may be able to value adjoining parcels of land together so you receive a single valuation for rating and taxing.

We can value adjoining parcels of land together if they are:

- owned by the same person
- not partly leased
- not adapted for separate use.

Rural

We can also value separate parcels of rural land together if the land is worked as one holding for agricultural or pastoral use.

Contact us or fill out the amalgamation request form at valuergeneral.nsw.gov.au to find out if we can value your parcels of land together.

Go paperless

If you own property as an individual or business you can now opt-in to receive your Notice of Valuation by email.

You will be able to access your electronic Notice of Valuation on any device.

To register go to valuergeneral.nsw.gov.au/notices.

Quality assurance improvements

We have made a number of improvements to our quality assurance program, including:

- introducing measures to improve the consistency of data provided by valuation contractors
- increasing performance management and reporting requirements
- enhancing our audits and methodology reviews, focusing on a risk based approach.

We have also increased how often we check the accuracy of the land values and property data for low risk properties from every six to every five years.

You can find more information on the 2019 quality assurance program at valuergeneral.nsw.gov.au.

Contact us

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

✉ Valuation Services
Property NSW
PO Box 745
Bathurst NSW 2795

@ valuationenquiry@property.nsw.gov.au @ valuergeneral@ovg.nsw.gov.au

Do you need an interpreter?

Please call TIS National on 131 450 and ask them to call Property NSW on 1800 110 038.

We value your feedback

Please tell us about your experience. Your feedback helps us improve the valuation system.

✉ Valuer General
PO BOX K274
Haymarket NSW 1240



131 450



Need more information?

Find more information on the valuation process at valuergeneral.nsw.gov.au. Our valuation policies and factsheets provide information on how we value different land types, including:

- rural land
- heritage restricted land
- land below the high water mark
- land in a strata scheme.