

Determining land values

The Valuer General is an independent statutory officer appointed by the Governor of NSW to oversee the valuation system.

The Valuer General is responsible for providing fair and consistent land values in NSW, in line with the *Valuation of Land Act 1916*.

Valuation contractors prepare land values for Value NSW. Value NSW staff then check the quality and consistency of these values before they are issued by the Valuer General.

Land value is the market value of your land only, as if it sold on 1 July in the valuing year.

Valuers use mass valuation

Valuers use a mass valuation process to value most land in NSW. This means they:

- group similar properties that are expected to experience similar changes in value;
- value a representative property from each group at 1 July each year;
- calculate how much that land's value changed in the past year; and
- apply this change to all properties in that group to work out their new values.

The Valuer General monitors the overall quality of land values against internationally recognized standards for quality and consistency.

Valuers consider property sales

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

They analyse sales of both vacant land and improved properties and adjust for the added value of any improvements.

They also consider factors such as the land's:

- most valuable use;
- zoning and heritage restrictions;
- location and views;
- size, shape and features; and
- nearby development and infrastructure.

Land value excludes structures

Land Value:

Includes	Excludes
Improvements like draining, excavating, filling and clearing	Your home or other structures
The physical effects of works within an easement, like pipes or transmission lines	Restrictions like easements, rights of way, caveats and title covenants

Using land values

Councils use values for rating

Land values are one factor councils use to calculate and distribute rates.

The Valuer General gives:

- councils new land values at least once every three years;
- you a notice of valuation when your council has the new land values.

This notice shows the land value of your property and lets you consider it before your council uses it for rating.

Land value increases do not always lead to rate increases. Contact your council to ask how it sets rates.

Revenue NSW uses values for land tax

Revenue NSW use land values to calculate land tax. The Valuer General provides Revenue NSW with land values each year.

Revenue NSW then send registered land tax clients an assessment notice, showing the land values they used to calculate your land tax.

You may need to pay tax if the total taxable value of land you own in NSW is above the land tax threshold which is updated annually.

The taxable value of your land excludes your principal place of residence and land used for primary production.

For more details on land tax or the values Revenue NSW used, contact them at:

- 1300 139 816; or
- revenue.nsw.gov.au.

You can learn more online


Please visit www.nsw.gov.au/valuergeneral for information to help you understand your land value, including:

- land values;
- land value summaries for trends and value movements;
- property sales information;
- valuation reports, policies and fact sheets.


We encourage you to explore the resources on our website. If you have questions, concerns, feedback or require assistance.

Contact us

If you have questions, concerns, feedback or require assistance, you can contact us at:

 1800 110 038
9am - 5pm, Monday - Friday

 www.valuergeneral.nsw.gov.au/contact_us

 Value NSW
Department of Planning, Housing and Infrastructure
PO Box 745
Bathurst NSW 2795

Find an interpreter

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



131 450



You can lodge an objection

If you disagree with the land value or property information on your notice of valuation or land tax assessment, you can lodge an objection.

You will need to provide sales evidence from around 1 July in the valuing year to support your objection. If you do not provide supporting evidence, your objection will be disallowed.

You can find out about our review process and how to lodge an objection on our website or by contacting us.

We value your feedback

Your feedback helps us improve the valuation system. You can provide feedback using the feedback buttons at www.nsw.gov.au/valuergeneral.

