

Determining land values

The Valuer General is an independent statutory officer, appointed by the Governor of NSW, to oversee the land 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*.

Land valuations are prepared by in-house valuers and contractors. Value NSW checks 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.

How valuers assess land values

Most land in NSW is valued using a mass valuation process. Valuers:

- 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
- apply this change to all properties in that group to work out their new values.

The Valuer General monitors the overall quality and consistency of land values against recognised international standards.

Property sales

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

Valuers 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
- nearby development and infrastructure.

Land value excludes structures

What land value includes and excludes:

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

How land values are used

Councils use values for rating

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

The Valuer General:

- provides councils with new land values at least once every 3 years
- sends you a notice of valuation when your council receives new land values.

This notice shows the land value of your property and gives you time to 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

The Valuer General provides land values to Revenue NSW each year.

Revenue NSW then issues an assessment notice to landowners who may need to pay land tax or surcharge land tax. The assessment notice shows the land values used to calculate any land tax you owe.

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

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:

- 1300 139 816
- www.revenue.nsw.gov.au


Learn more online

Visit our website for information to help you understand your land value, including:


- land values
- land value summaries for trends and value movements
- property sales information
- reports and resources on land valuation.

Contact us

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

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

 www.nsw.gov.au/valuergeneral

 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



Objecting to your land value

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.

Find out more about our review process and how to lodge an objection on our website or by contacting us.

We value your feedback

Scan the QR code to visit our website and share your feedback.

