

Your land value



Valuer General

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www.valuergeneral.nsw.gov.au

What is land value?

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

Land value does not include the value of:

- your home or other structures
- restrictions like easements, rights of way, caveats and title covenants.

Land value does include:

- improvements to the land like draining, excavating, filling and clearing
- the physical effect of works within an easement, such as piping or transmission lines.

Land values are determined in line with the *Valuation of Land Act 1916*.

How is my land valued?

All land in NSW is valued as at 1 July each year. Most land is valued using a mass valuation process.

Properties that are expected to change in value at the same rate are grouped together. These properties generally have similar features.

A representative property is selected from each group.

The representative property is individually valued each year to determine how much its value has changed from the past year.

This change is applied to all the properties in the group to work out their new values.

The new values are quality assured for accuracy and consistency.

Western Sydney University monitors the overall quality of land values against internationally recognised standards for accuracy and consistency.

What is considered when valuing land?

Property sales are the most important factor considered when preparing land values.

Other factors considered include the land's:

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

Why is my land valued?

Rating

Land values are one factor that councils use to set rates. We give councils new land values every three years.

Land value increases do not necessarily lead to similar increases in rates. Please contact your council to find out how it sets your rates.

Emergency services property levy

From 1 July 2017 the NSW Government will use your land value as one factor to calculate the emergency services property levy (ESPL). The levy will help fund fire and emergency services.

Councils will collect the levy for the government alongside rates from all landholders. You can find out more about the levy at www.espl.nsw.gov.au.

Land tax

The Office of State Revenue (OSR) uses land values to calculate land tax. We give the OSR land values each year.

Your principal place of residence (your home) and land used for primary production are exempt from land tax.

You may need to pay land tax if the total taxable value of land you own in NSW is above the land tax threshold. The land tax threshold for the 2017 land tax year is \$549,000.

Please contact the OSR on 1300 139 816 or visit www.osr.nsw.gov.au for more information on land tax.

How can I find my land value?

Your Notice of Valuation

We send you a Notice of Valuation showing your new land value when we give your council new values for rating. The land value on your notice will also be one of the factors used to calculate the emergency services property levy from 1 July 2017.

The notice gives you the opportunity to consider your land value before it is used for rating and the emergency services property levy.

Your land tax assessment from the OSR

The OSR sends registered land tax clients a land tax assessment each year. The assessment notice shows the land value(s) the OSR used to calculate your land tax.

Online

Visit www.valuergeneral.nsw.gov.au to find your land value and land values from across NSW.

Registered land tax clients can view the land values the OSR used to calculate their land tax at www.osr.nsw.gov.au.

Where can I find more information?

Visit www.valuergeneral.nsw.gov.au for:

- valuation policies and reports
- property sales information
- factsheets and brochures.

You can also call us on **1800 110 038**.

Can I have my land value reviewed?

If you would like the land value or property information on your Notice of Valuation or land tax assessment reviewed you can lodge an objection.

You have 60 days to lodge an objection. The last date to do this is printed on the front of your Notice of Valuation. Land tax clients have 60 days from the issue date printed on their land tax assessment.

Our review kit helps you lodge an objection. It contains an information booklet, objection form and valuation sales report.

You can get a review kit or lodge your objection online at www.valuergeneral.nsw.gov.au. You can also get a review kit by calling us on **1800 110 038**.

Who values my land?

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

The Valuer General is responsible for providing fair and consistent land values for NSW.

Property NSW, a division of the Department of Finance, Services and Innovation, manages the valuation system for the Valuer General.

Professional valuation contractors prepare most land values for Property NSW.

Valuers from Property NSW check the accuracy and consistency of the land values before they are issued.

Contact us

We are here to help.

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

 Valuation Services
Property NSW
PO Box 745
BATHURST NSW 2795

 valuationenquiry@property.nsw.gov.au

We value your feedback

Tell us what you think.

 Valuer General
GPO Box 15
Sydney NSW 2001

 feedback@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



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Any enquiries relating to this factsheet may be addressed to the
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