

## Determining land values

The Valuer General is:

- an independent statutory officer appointed by the Governor of NSW to oversee the valuation system
- 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 Valuer General NSW. Valuer General NSW staff then check the quality and consistency of these values before they are issued.

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 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. For the 2022 land tax year, this is \$822,000.

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](http://revenue.nsw.gov.au).


## Contacting us


### You can learn more online


Please visit [valuergeneral.nsw.gov.au](http://valuergeneral.nsw.gov.au) 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 these resources if you have questions or concerns. You can also contact us at:

 1800 110 038

 Valuer General NSW  
PO Box 745  
Bathurst NSW 2795

 [www.valuergeneral.nsw.gov.au/services/contact-us.htm](http://www.valuergeneral.nsw.gov.au/services/contact-us.htm)

## 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 on the VGNSW website. More information on lodging an objection can be found at [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au).

## We value your feedback

Your feedback helps us improve the valuation system. You can provide feedback using the feedback buttons on our website or by emailing:

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