

### 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*.

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

### Councils use values for rating

Land values are one factor used by councils to calculate and distribute rates across their local government area.

The Valuer General issues new land values to councils to use for rating at least every three years. The Valuer General sends you a Notice of Valuation when your council receives new values for rating. The notice gives you the opportunity to consider your land value before your council uses it for rating.

The Valuer General does not set rates for councils.

Rates are set in accordance with the *Local Government Act 1993*, which provides flexibility for a council to provide a rating structure that distributes rates between its ratepayers.

A council can choose the combination of rates, charges and fees and pricing policies that are appropriate for its area and community. As such, a change in land value does not necessarily lead to a change in rates.

Limits to increases in council rates are set by the Independent Pricing and Regulatory Tribunal (IPART).

Contact your council for more information on how your rates are calculated.

### What is land value?

Land value is the value of your land only. It does not include the value of your home or other structures and improvements.

It does however include land improvements like draining, excavating, filling, clearing and retaining walls.

Land values are determined in line with the *Valuation of Land Act 1916* and the Valuer General's policies.

### Finding your land value

You can find your land value:

- on your Notice of Valuation
- using the land value search on our website
- by accessing land values across NSW through the NSW land values and property sales map

### 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.

### Strata scheme land values

Land value is determined for the whole site of a strata scheme.

A Notice of Valuation is issued to the nominated representative of the scheme. Rating values for individual strata units are a proportion of the strata scheme land value, based on unit entitlement.

To find the land value of your strata scheme or strata unit you can do a land value search at [www.valuergeneral.nsw.gov.au/services/lvs.htm](http://www.valuergeneral.nsw.gov.au/services/lvs.htm)

## 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.

## 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:

- how we value land;
- your past land values;
- trends, medians and land values from across NSW;
- property sales information; and
- valuation reports, policies and fact sheets.

### Contact us

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

☎ 1800 110 038  
Mon - Fri, 9am - 5pm

✉ Valuation NSW  
PO Box 745  
Bathurst NSW 2795

@ [www.valuergeneral.nsw.gov.au/contact\\_us](http://www.valuergeneral.nsw.gov.au/contact_us)

## We value your feedback

Your feedback helps us improve the valuation system. You can provide feedback using the feedback buttons or using our online enquiry form at [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au).

## Find an interpreter

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



## 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 have 60 days from the date of issue on your Notice of Valuation to lodge an objection. Your last date to object can be found on the front of your Notice of Valuation.

Objections received after the last date to object will be handled in accordance with the Valuer General's [Out of Date Objection Policy](#).

If lodging an objection, you need to provide sales evidence from around 1 July in the valuing year to support your objection. If you do not provide supporting evidence, we will disallow your objection.

Please visit [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) for more information on the review process or to lodge an objection.

## Go paperless

You can opt-in to receive your Notice via email. To register go to [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au).

You can also scan the QR code below to access our website, where you will find the latest updates from the Valuer General.

