

New Valuer General for NSW

Dr David Parker has been appointed as Valuer General by the Governor of NSW and will now lead the NSW valuation system.

Dr Parker has extensive experience in land valuation systems and compulsory acquisition, having been an Acting Commissioner of the Land and Environment Court and Professor of Property at the University of South Australia.

The Valuer General's primary responsibilities are set out in the *Valuation of Land Act 1916* and *Land Acquisition (Just Terms Compensation) Act 1991*.

Dr Parker will have a strong focus on the implementation of the Acts, transparency, NSW Government Customer Service Commitments and maintaining the independence of the role of Valuer General.

Independence of the Valuer General

The Valuer General is independent of the NSW Government, which sets land tax, and councils, which set rates.

This independence is important as it clearly separates the determination of land values from their use by the NSW Government and councils for taxing and rating.

The Valuer General ensures land values are determined impartially and are evidence based, using property sales information. Impacts on rating and taxing are not considered during the determination of land values.

Land values for NSW

The Valuer General has issued 1 July 2019 land values for over 2.6 million properties across NSW. Councils will be using these new values to set rates from 1 July 2020.

The 2019 land values reflect the property market as at 1 July 2019. These values are therefore not affected by the late 2019 and early 2020 bushfires or the COVID-19 pandemic.

Property sales from around 1 July 2019 were the most important factor considered to determine land values. Over 57,000 sales were analysed to determine the 1 July 2019 land values.

You can find more information on 2019 land values for residential, commercial, industrial and rural properties in our land value summaries, available at valuergeneral.nsw.gov.au.

Land values and rates

The Valuer General determines land values which councils use to distribute rates across their local government areas. The Valuer General does not set rates for councils.

A change in land value does not necessarily lead to a change in rates.

The *Local Government Act 1993* 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.

To learn more about how your rates are calculated, please contact your council.

Improving transparency

Component reports

The standard method for determining land values in NSW is the component system of mass valuation, where properties are grouped together for valuing purposes.

You can access component reports and more information at valuergeneral.nsw.gov.au.

Component reports include:

- commentary on how the component was valued

- property sales considered to value the component
- valuations for representative properties in the component.

Valuing rural land

Valuers prepare worksheets for most rural properties to show how the land value was calculated.

Worksheets, where available, are now included as part of our information kit for rural properties. You can get information kits at valuergeneral.nsw.gov.au or by calling 1800 110 038.

Bushfire study

In late 2019 and early 2020, bushfires burned over 5.4 million hectares of land across NSW. Following this crisis, the Valuer General completed a study of how bushfires have affected land values in the past.

The study found the impact of these fires on land values depends on a range of factors including the:

- location of properties in bushfire affected areas
- proportion of properties damaged
- level of demand for land in that area.

The impact on land values varied from little or no change to a 30% decrease in land value.

The study will be considered when determining land values for bushfire affected areas.

The study is available at valuergeneral.nsw.gov.au.

Valuation contractors

The Valuer General outsources valuation services to contract valuers. NSW is divided into 18 contract regions that include one or more local government areas.

Contractors are selected by an open-market tender process that follows strict procurement guidelines for NSW public-sector agencies. You can see a list of the contractors providing land values at valuergeneral.nsw.gov.au.

Need more information?

Visit valuergeneral.nsw.gov.au to find:

- land values
- land value summaries for trends and value movements
- fact sheets
- policies explaining how valuations are made
- property sales
- announcements.

Service NSW

You can now access land valuation information and online services from the Valuer General's website via Service NSW. You can also use the digital self-service kiosks at Service NSW centres. Service NSW customer service officers can help you complete Valuer General online services at the service centres or over the phone.

You can also register to receive your Notice of Valuation electronically through your [MyService](#) account or at a Service NSW centre.

Infrastructure and land values

The influence of new or upgraded Government infrastructure has seen positive impacts on the 1 July 2019 land values.

Increases in commercial and industrial land values in Western Sydney were apparent, with higher demand for land influenced by accessibility to major road and rail infrastructure projects and the proposed Western Sydney Airport at Badgerys Creek.

The value of commercial and industrial land in the Central Coast and Hunter areas also increased influenced by improved access to Sydney and Newcastle due to the North-Connex tunnel.

Data quality

The Register of Land Values is the official record of land values in NSW. It contains property information and land values for all land in NSW.

Information in the register undergoes regular quality assurance reviews to ensure its accuracy.

During 2019, land data specialists reviewed 70,000 ownership records in the register to ensure the information matched the registered title for the property.

Contact us

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

✉ Valuer General NSW
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@ valuationenquiry@property.nsw.gov.au

Update your information

Visit valuergeneral.nsw.gov.au:

- for information on how to receive your Notice of Valuation by email
- to update your postal address to receive your Notice of Valuation.

We value your feedback

Your feedback helps us improve the valuation system.

@ valuergeneral@ovg.nsw.gov.au

Do you need an interpreter?

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

Translated newsletters are available at valuergeneral.nsw.gov.au



131 450

