

Office of the New South Wales Valuer General MEDIA RELEASE



Region: Bombala Local Government Area

Date: 11 January 2011

Land Values Issued For Bombala

Land valuation notices are being issued for about 2,022 properties in the Bombala Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Bombala LGA as at 1 July 2010 was about \$297 million,” Mr Western said.

“Real estate analysis in the Bombala LGA has been extensive during the course of the valuation program with 8 residential, 2 commercial, 1 industrial and 15 rural sales analysed.

“Land values generally remained steady; however, the value of hobby farms showed increases of up to 15%.

“Typical residential land values were 2,023 square metres at Chusan Street, Bombala valued at \$44,400; 1,012 square metres at Dickinson Street, Bombala valued at \$32,400; 797 square metres at Wellington Street, Bombala valued at \$36,400; 2,023 square metres at Craigie Street, Delegate valued at \$9,000 and 1,012 square metres at Craigie Street, Delegate valued at \$6,740.

“Typical commercial land values were 411 square metres at Maybe Street, Bombala valued at \$42,500 and 506 square metres at Caveat Street, Bombala valued at \$32,500.

“Typical industrial land values were 12,000 square metres at Hyde Street, Bombala valued at \$33,000 and 5,510 square metres at Bright Street, Bombala valued at \$18,900.

“Typical rural land values were 605 hectares of grazing land in the Bungarby locality valued at \$484,000; 741 hectares of grazing land in the Mila locality valued at \$1,130,000 and 652 hectares of grazing land in the Bibbenluke locality valued at \$836,000.

“Typical rural residential land values were 2.8 hectares at McKeachie Street, Bombala valued at \$67,000; 3.1 hectares at Garden Street, Cathcart valued at \$46,000 and 4.5 hectares at Rutherford Street, Delegate valued at \$43,900.

“Typical hobby farm land values were 40.9 hectares at Rosemeath Road, Bombala valued at \$110,000; 40.2 hectares at Creewah Road, Creewah valued at \$90,000 and 40.9 hectares at Currawong Road, Delegate valued at \$73,500.

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“Typical village land values were 2,023 square metres at Bombala Street, Bibbenluke valued at \$10,400 and 2,023 square metres at Eden Street, Cathcart valued at \$7,460.

“The valuations are dated at 1 July 2010 and are based on relevant land and property sales data.

“The 2010 land valuations are one of the factors that council will use to determine landowner rates.

“Landowners will receive a leaflet with their valuation notice that explains the valuation process.

“People who have a query about their valuation are encouraged to call our toll free number (1800 110 038).”

More information on land valuation and a land value search service can be found on the Land and Property Management Authority’s website at www.lpma.nsw.gov.au/valuation.

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