

Newsletter

From the NSW Valuer General



Valuer General

January 2016 | ISSN: 2203-0719

www.valuergeneral.nsw.gov.au

NSW Valuer General

Simon Gilkes is the new Valuer General for NSW

I was recently appointed as Valuer General by the Governor of NSW to oversee the state's valuation system.

I am committed to providing the community with a valuation system that:

- > is fair
- > delivers quality valuations
- > provides open access to information
- > gives outstanding service.

One of my primary responsibilities as Valuer General is to provide impartial land values to councils to use for rating. Land values are determined using property market evidence.

Your feedback helps me make improvements to the valuation system. If you would like to share your experience please write to me:

- > feedback@ovg.nsw.gov.au
- > GPO Box 15 SYDNEY 2001.

Why do I get a Notice of Valuation?

Your Notice of Valuation:

- > tells you the land value for your property
- > gives you the opportunity to consider your land value before your council will use it for rating
- > shows you the information we have about your property such as ownership, zoning and land size
- > gives you the opportunity to have the land value or property information reviewed by lodging an objection.

Need more information?

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

- > get the *Information about your Notice of Valuation* fact sheet. It explains the terms on your notice
- > read our policies and fact sheets on how different land types are valued.

Land values and rates

Land values are one factor used by councils to calculate rates.

Councils use land values as a way to distribute rates across the local government area.

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

For more information on rates, you can contact your council or the Office of Local Government at www.olg.nsw.gov.au.



When will council use my land value?

1 July 2015 land values will be first used for rating from 1 July 2016.



What's new

Free access to property sales on the NSW Globe

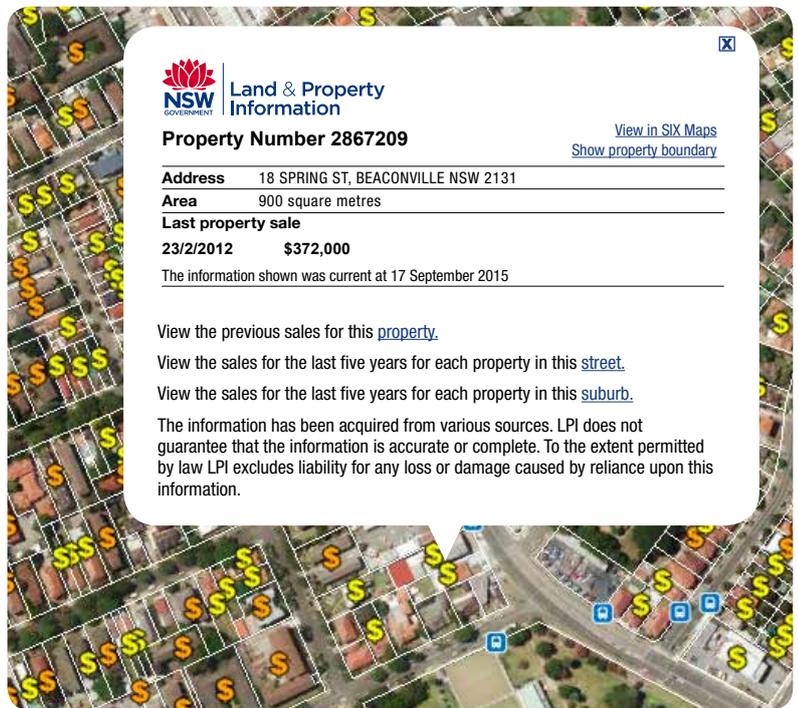
Property sales are the most important factor considered when determining land values.

You can explore and download property sales information from across New South Wales.

Visit www.valuergeneral.nsw.gov.au

Click on [ACCESS PROPERTY SALES](#) to find:

- > property sales for individual properties going back to 2001
- > property sales at a street and suburb level going back five years from the date of enquiry
- > sale date
- > area (for non strata properties)
- > property number.



NSW GOVERNMENT Land & Property Information

Property Number 2867209 [View in SIX Maps](#)
[Show property boundary](#)

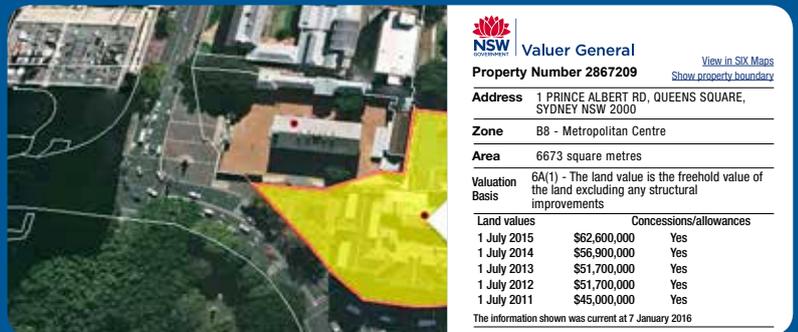
Address 18 SPRING ST, BEACONVILLE NSW 2131
Area 900 square metres
Last property sale
23/2/2012 \$372,000
The information shown was current at 17 September 2015

View the previous sales for this [property](#).
View the sales for the last five years for each property in this [street](#).
View the sales for the last five years for each property in this [suburb](#).

The information has been acquired from various sources. LPI does not guarantee that the information is accurate or complete. To the extent permitted by law LPI excludes liability for any loss or damage caused by reliance upon this information.

More on the NSW Globe

- > land values
- > aerial imagery
- > land parcel information
- > suburb, local government and electorate boundaries
- > Australian Bureau of Statistics data



NSW GOVERNMENT Valuer General

Property Number 2867209 [View in SIX Maps](#)
[Show property boundary](#)

Address 1 PRINCE ALBERT RD, QUEENS SQUARE, SYDNEY NSW 2000
Zone B8 - Metropolitan Centre
Area 6673 square metres
Valuation Basis 6A(1) - The land value is the freehold value of the land excluding any structural improvements

Land values		Concessions/allowances
1 July 2015	\$62,600,000	Yes
1 July 2014	\$56,900,000	Yes
1 July 2013	\$51,700,000	Yes
1 July 2012	\$51,700,000	Yes
1 July 2011	\$45,000,000	Yes

The information shown was current at 7 January 2016

Concerned about your land value?

- > Call us on 1800 110 038 to speak to one of our experienced valuers or property information specialists.
- > Visit www.valuergeneral.nsw.gov.au to find more information including property sales.
- > Ask us to review the land value or property information on your Notice of Valuation by lodging an objection.
- > You have 60 days to lodge an objection. The last date to object is printed on your Notice of Valuation.

More information

Visit www.valuergeneral.nsw.gov.au to find:

- > 1 July 2015 valuation information
- > frequently asked questions
- > information about the valuation system.

Update your postal address

We send you a Notice of Valuation every three to four years. Please tell us if your postal address has changed.

@ valuationenquiry@lpi.nsw.gov.au

☎ 1800 110 038

Contact us

We are here to help.

☎ 1800 110 038
8.30am - 5.00pm Mon - Fri

✉ Valuation Services
Land and Property Information
PO Box 745
BATHURST NSW 2795

@ valuationenquiry@lpi.nsw.gov.au

Do you need an interpreter?

Please call TIS National on 131 450 and ask them to call Land and Property Information on 1800 110 038.

