



Valuer General

# Land value information data files user guide

## User guide

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## Acknowledgements

Author: Office of the Valuer General

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Any enquiries relating to this publication, may be addressed to the NSW Valuer General

E: [valuationenquiry@property.nsw.gov.au](mailto:valuationenquiry@property.nsw.gov.au).

## Do you need an interpreter?

Please call TIS National on 131 450 and ask them to call Valuation Services on 1800 110 038



**131 450**



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## Quick Guide

We provide Land Value Information data files that can be accessed using common software such as Microsoft Excel. The files are produced on a monthly basis as a .CSV (Comma delimited) file commencing from the 1st July 2017 and include valuations for the previous 5 years where available. Details of the data files can be found in **Appendix 1**. Property ownership details are not included in these files.

We recommend you access the Land Value Information data files using the latest version of Google Chrome.

The Land Value Information data files are delivered in ZIP format and are approximately 60Mb in size. Standard unzipping software such as WinZip ([www.winzip.com/UnZip](http://www.winzip.com/UnZip)) or 7-Zip ([www.7-zip.org/](http://www.7-zip.org/)) is required to be installed before Land Value Information data files can be accessed. Once unzipped, you will be able to access a collection of .CSV files which contain land value information from each district across NSW. You can use the table in **Appendix 3** to identify the District via the District Code and match this to the first 3 characters of the .CSV (Comma delimited) file.

### **Note:**

The details contained in each file are only current at the time of extract.

Only property types of category NORMAL and UNDERSP (under strata) are contained in each file.

The land values in these files have been determined under the Valuation of Land Act 1916 for rating and taxing purposes. Land values have regard to the requirements of rating and taxing legislation which include specific assumptions about land and improvements.

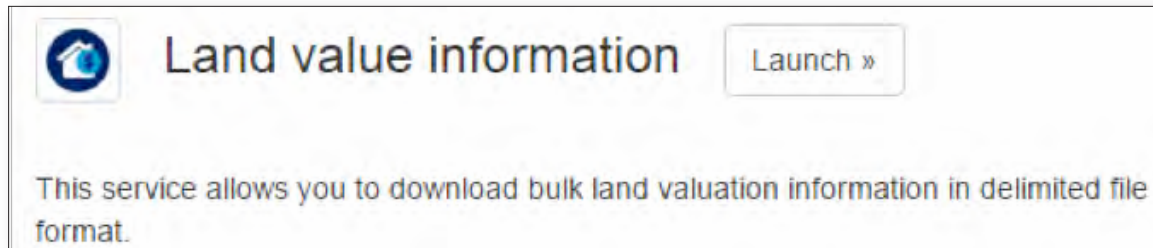
The zone codes recorded in land value data files are as recorded on the Register of Land Values on the date the data was extracted. Note that the Zone Code has been recorded for the purpose of making valuations under the Valuation of Land Act 1916 only. The Valuer General is not an authority on property zones and these codes should not be used as the basis for decisions regarding the potential use of land.

If you need more detailed instructions, please see the next section for detailed step by step instructions.

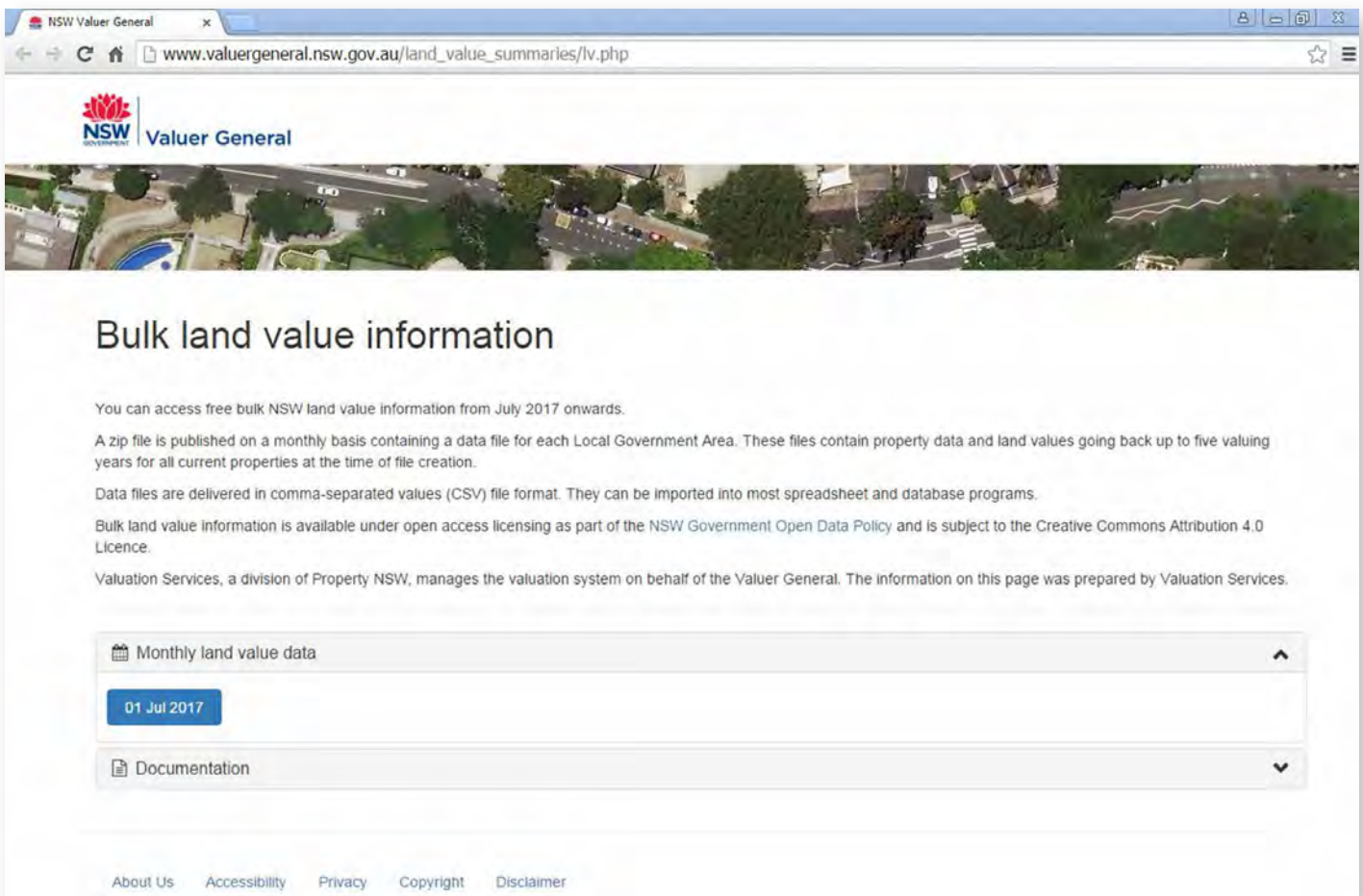
## Detailed Instructions

You can use the following step by step guide to access Land Value Information data files.

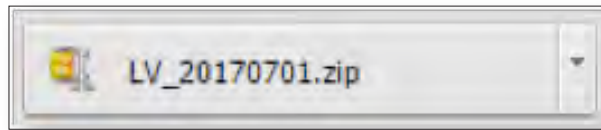
1. Once you have accessed the Valuation Portal Page, click on the Land Valuation Information Launch button. The Land Value Information page will open.



2. Click on the **Monthly land value** data heading to expand and display a list of Land Value Information data files you can download.



- Click on the monthly file you want to download.
- The file will automatically download to your nominated Downloads folder and will also appear at the bottom of your web browser screen.



- Using your preferred ZIP software, open the ZIP file. The ZIP file will contain a list of .CSV (Comma delimited) district files.



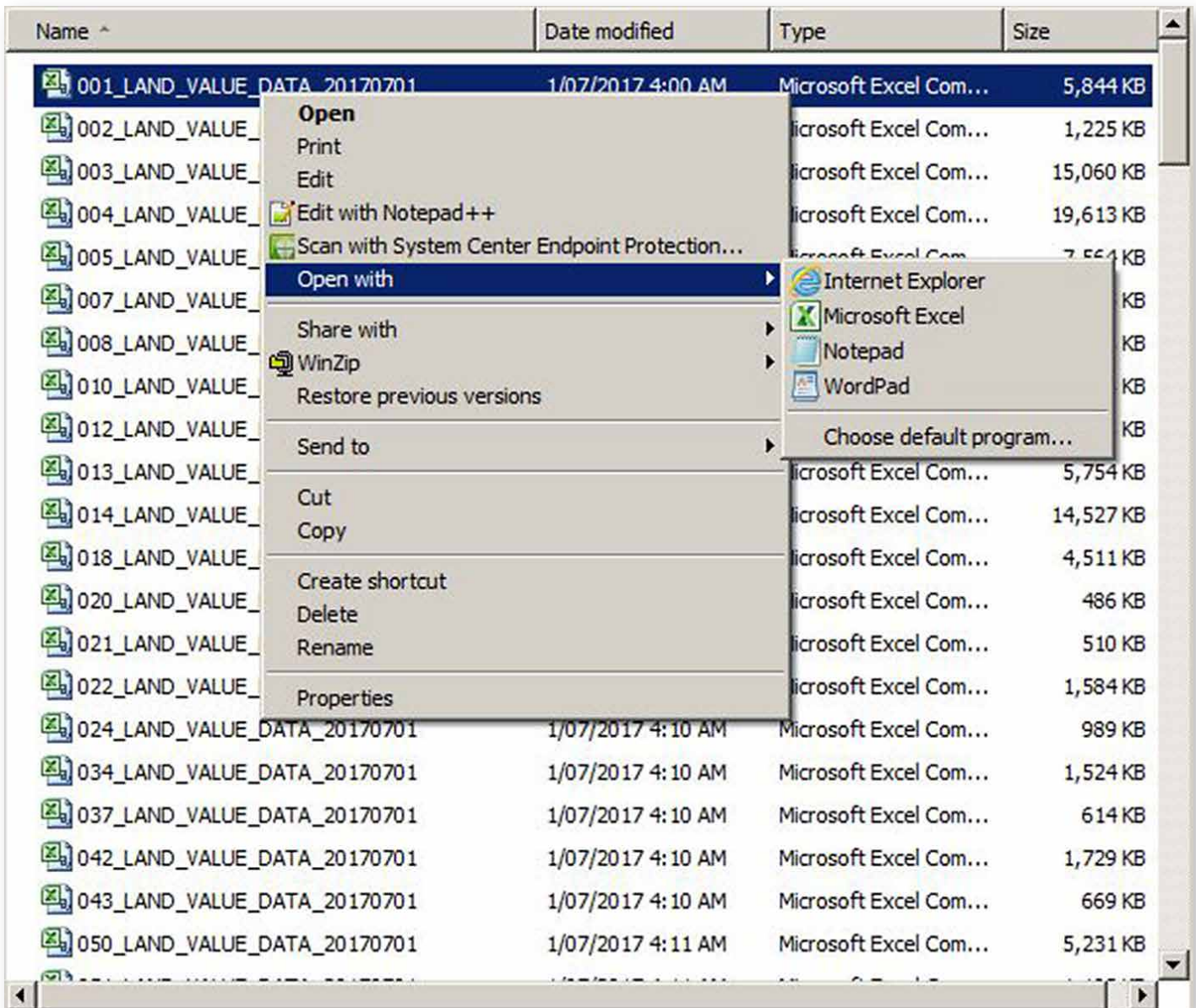
- Now create a new folder or select a folder within your desktop/laptop to extract the .CSV data files. Extract the files from the Zip folder. Once extracted to your nominated folder, the .CSV files are ready to be opened using your preferred database software.

- Identify the district of the file you want to open, refer to **Appendix 3: District Codes and Names** to identify the **District Code** and match this to the first 3 numbers of the .CSV file.

Name	Date modified	Type	Size
001_LAND_VALUE_DATA_20170701	1/07/2017 4:00 AM	Microsoft Excel Com...	5,844 KB
002_LAND_VALUE_DATA_20170701	1/07/2017 4:00 AM	Microsoft Excel Com...	1,225 KB
003_LAND_VALUE_DATA_20170701	1/07/2017 4:02 AM	Microsoft Excel Com...	15,060 KB
004_LAND_VALUE_DATA_20170701	1/07/2017 4:04 AM	Microsoft Excel Com...	19,613 KB
005_LAND_VALUE_DATA_20170701	1/07/2017 4:05 AM	Microsoft Excel Com...	7,564 KB
007_LAND_VALUE_DATA_20170701	1/07/2017 4:05 AM	Microsoft Excel Com...	1,875 KB
008_LAND_VALUE_DATA_20170701	1/07/2017 4:06 AM	Microsoft Excel Com...	13,856 KB
010_LAND_VALUE_DATA_20170701	1/07/2017 4:07 AM	Microsoft Excel Com...	7,308 KB
012_LAND_VALUE_DATA_20170701	1/07/2017 4:07 AM	Microsoft Excel Com...	2,588 KB
013_LAND_VALUE_DATA_20170701	1/07/2017 4:08 AM	Microsoft Excel Com...	5,754 KB
014_LAND_VALUE_DATA_20170701	1/07/2017 4:09 AM	Microsoft Excel Com...	14,527 KB
018_LAND_VALUE_DATA_20170701	1/07/2017 4:09 AM	Microsoft Excel Com...	4,511 KB
020_LAND_VALUE_DATA_20170701	1/07/2017 4:09 AM	Microsoft Excel Com...	486 KB
021_LAND_VALUE_DATA_20170701	1/07/2017 4:09 AM	Microsoft Excel Com...	510 KB
022_LAND_VALUE_DATA_20170701	1/07/2017 4:10 AM	Microsoft Excel Com...	1,584 KB
024_LAND_VALUE_DATA_20170701	1/07/2017 4:10 AM	Microsoft Excel Com...	989 KB
034_LAND_VALUE_DATA_20170701	1/07/2017 4:10 AM	Microsoft Excel Com...	1,524 KB
037_LAND_VALUE_DATA_20170701	1/07/2017 4:10 AM	Microsoft Excel Com...	614 KB
042_LAND_VALUE_DATA_20170701	1/07/2017 4:10 AM	Microsoft Excel Com...	1,729 KB
043_LAND_VALUE_DATA_20170701	1/07/2017 4:10 AM	Microsoft Excel Com...	669 KB
050_LAND_VALUE_DATA_20170701	1/07/2017 4:11 AM	Microsoft Excel Com...	5,231 KB
051_LAND_VALUE_DATA_20170701	1/07/2017 4:11 AM	Microsoft Excel Com...	1,193 KB



8. You should be able to open your CSV file in most database programs or spreadsheets such as Microsoft Excel. To open in Microsoft Excel, right-click using your mouse on the file you wish to open select Open with and select Choose default program... Select Microsoft Excel from the list.



9. The .CSV file will open in Microsoft Excel and display data attributes running horizontally from left to right across the horizontal axis and property records running vertically from the top to the bottom of the page.

DISTRICT	DISTRICT / PROPERTY	PROPERTY	NORMAL	UNIT	NUM	HOUSE	NL	STREET	N/	SUBURB	N	POSTCOD	PROPERTY	ZONE	COC	AREA	AREA	TYPI	BASE	DATI	LAND	VAL	AUTHORITY	BASIS	BASE	DATI	LAN
1	1	CESSNOC	3017030	NORMAL				25	ECHIDNA	BELLBIRD		2325 35/105705	R5			4000	M	#####	271000	14A(1)	6A(1)	#####					
2	1	CESSNOC	3017031	NORMAL				27	ECHIDNA	BELLBIRD		2325 36/105705	R5			4000	M	#####	271000	14A(1)	6A(1)	#####					
3	1	CESSNOC	3017032	NORMAL				41	ECHIDNA	BELLBIRD		2325 37/105705	R5			4000	M	#####	271000	14A(1)	6A(1)	#####					
4	1	CESSNOC	3017033	NORMAL				43	ECHIDNA	BELLBIRD		2325 38/105705	R5			4000	M	#####	271000	14A(1)	6A(1)	#####					
5	1	CESSNOC	3017034	NORMAL				45	ECHIDNA	BELLBIRD		2325 39/105705	R5			4091	M	#####	261000	14A(1)	6A(1)	#####					
6	1	CESSNOC	3017035	NORMAL				47	ECHIDNA	BELLBIRD		2325 40/105705	R5			4620	M	#####	261000	14A(1)	6A(1)	#####					
7	1	CESSNOC	3017036	NORMAL				49	ECHIDNA	BELLBIRD		2325 41/105705	R5			5004	M	#####	261000	14A(1)	6A(1)	#####					
8	1	CESSNOC	3017037	NORMAL				51	ECHIDNA	BELLBIRD		2325 42/105705	R5			4101	M	#####	254000	14A(1)	6A(1)	#####					
9	1	CESSNOC	3017038	NORMAL				53	ECHIDNA	BELLBIRD		2325 43/105705	R5			4026	M	#####	254000	14A(1)	6A(1)	#####					
10	1	CESSNOC	3017019	NORMAL				3	ECHIDNA	BELLBIRD		2325 24/105705	R5			4058	M	#####	242000	14A(1)	6A(1)	#####					
11	1	CESSNOC	3017020	NORMAL				5	ECHIDNA	BELLBIRD		2325 25/105705	R5			4371	M	#####	242000	14A(1)	6A(1)	#####					
12	1	CESSNOC	3017021	NORMAL				7	ECHIDNA	BELLBIRD		2325 26/105705	R5			4918	M	#####	242000	14A(1)	6A(1)	#####					
13	1	CESSNOC	3017022	NORMAL				9	ECHIDNA	BELLBIRD		2325 27/105705	R5			5315	M	#####	233000	14A(1)	6A(1)	#####					
14	1	CESSNOC	3017023	NORMAL				11	ECHIDNA	BELLBIRD		2325 28/105705	R5			5180	M	#####	233000	14A(1)	6A(1)	#####					
15	1	CESSNOC	3017024	NORMAL				13	ECHIDNA	BELLBIRD		2325 29/105705	R5			4515	M	#####	238000	14A(1)	6A(1)	#####					
16	1	CESSNOC	3017025	NORMAL				15	ECHIDNA	BELLBIRD		2325 30/105705	R5			4147	M	#####	258000	14A(1)	6A(1)	#####					
17	1	CESSNOC	3017026	NORMAL				17	ECHIDNA	BELLBIRD		2325 31/105705	R5			5176	M	#####	258000	14A(1)	6A(1)	#####					
18	1	CESSNOC	3017027	NORMAL				19	ECHIDNA	BELLBIRD		2325 32/105705	R5			4906	M	#####	268000	14A(1)	6A(1)	#####					
19	1	CESSNOC	3017028	NORMAL				21	ECHIDNA	BELLBIRD		2325 33/105705	R5			4045	M	#####	271000	14A(1)	6A(1)	#####					
20	1	CESSNOC	3017029	NORMAL				23	ECHIDNA	BELLBIRD		2325 34/105705	R5			4000	M	#####	271000	14A(1)	6A(1)	#####					
21	1	CESSNOC	3016443	NORMAL				2	USHER ST	GRETA		2334 1/1056378	R5			8085	M	#####	203000	14A(1)	6A(1)	#####					
22	1	CESSNOC	3016444	NORMAL				6	USHER ST	GRETA		2334 2/1056378	R5			6731	M	#####	188000	14A(1)	6A(1)	#####					
23	1	CESSNOC	2847511	NORMAL				35	BAILEYS L	ABERMAIT		2326 2/610953	R5			5.07	H	#####	458000	14A(1)	6A(1)	#####					
24	1	CESSNOC	2834969	NORMAL				32	EDITH ST	CESSNOC		2325 12/103005	R3			759.5	M	#####	135000	14A(1)	6A(1)	#####					
25	1	CESSNOC	2823182	NORMAL				6	Q10 LANE	BRUNKER		2323 10/102743	RU2			2	H	#####	316000	14A(1)	6A(1)	#####					
26	1	CESSNOC	2823183	NORMAL				30	Q10 LANE	BRUNKER		2323 11/102743	RU2			22.9	H	#####	452000	14A(1)	6A(1)	#####					
27	1	CESSNOC	2826254	NORMAL				568	MAITLANI	MULBRINC		2323 A/404152	RU2			43.9	H	#####	468000	14A(1)	6A(1)	#####					
28	1	CESSNOC	2826255	NORMAL				140	MAITLANI	MULBRINC		2323 11/102314	RU2			2	H	#####	317000	14A(1)	6A(1)	#####					
29	1	CESSNOC	2847956	NORMAL				57	MAITLANI	ABERMAIT		2326 B/318546	R2			916.9	M	#####	141000	14A(1)	6A(1)	#####					
30	1	CESSNOC	2847957	NORMAL				55	MAITLANI	ABERMAIT		2326 B/378020	R2			933.1	M	#####	141000	14A(1)	6A(1)	#####					
31	1	CESSNOC	2848051	NORMAL				356	TUCKERS	GRETA		2334 2/874323	RU2			40.14	H	#####	471000	14A(1)	6A(1)	#####					
32	1	CESSNOC	2857404	NORMAL				142	MITCHELL	KURRI KUF		2327 61/103322	IN3			2.42	H	#####	752000	14A(1)	6A(1)	#####					
33	1	CESSNOC	2857405	NORMAL				130	MITCHELL	KURRI KUF		2327 62/103322	IN3			2.55	H	#####	857000	14A(1)	6A(1)	#####					
34	1	CESSNOC	2835354	NORMAL				1	CURRAWC	WESTON		2326 1/1029601	R5			1748.7	M	#####	208000	14A(1)	6A(1)	#####					
35	1	CESSNOC	2835355	NORMAL				19	CURRAWC	WESTON		2326 10/102960	R5			1994.5	M	#####	217000	14A(1)	6A(1)	#####					
36	1	CESSNOC	2835356	NORMAL				12	STRINGYB	WESTON		2326 11/102960	R5			1698.8	M	#####	205000	14A(1)	6A(1)	#####					
37	1	CESSNOC	2835357	NORMAL				10	STRINGYB	WESTON		2326 12/102960	R5			1760.5	M	#####	205000	14A(1)	6A(1)	#####					
38	1	CESSNOC	2835357	NORMAL				10	STRINGYB	WESTON		2326 12/102960	R5			1760.5	M	#####	205000	14A(1)	6A(1)	#####					

10. Using the scroll bar, scroll the spreadsheet to the right hand side to identify the different attributes of each property record. Land values across multiple base dates are displayed to the right of screen. For more information refer to **Appendix 1: Data Elements**.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S					
1	DISTRICT	(DISTRICT	PROPERTY	PROPERTY	PROPERTY	UNIT	NUM	HOUSE	NL	STREET	N/	SUBURB	N	POSTCODE	PROPERTY	ZONE	COC	AREA	AREA TYP	BASE DATE 1	LAND VAL	AUTHORITY	BASIS 1	BASE DATE
2	1	CESSNOC	3017030	NORMAL				25	ECHIDNA	BELLBIRD	2325	35/105705	R5		4000	M				1/07/2016	271000	14A(1)	6A(1)	1/07/20
3	1	CESSNOC	3017031	NORMAL				27	ECHIDNA	BELLBIRD	2325	36/105705	R5		4000	M				1/07/2016	271000	14A(1)	6A(1)	1/07/20
4	1	CESSNOC	3017032	NORMAL				41	ECHIDNA	BELLBIRD	2325	37/105705	R5		4000	M				1/07/2016	271000	14A(1)	6A(1)	1/07/20
5	1	CESSNOC	3017033	NORMAL				43	ECHIDNA	BELLBIRD	2325	38/105705	R5		4000	M				1/07/2016	271000	14A(1)	6A(1)	1/07/20
6	1	CESSNOC	3017034	NORMAL				45	ECHIDNA	BELLBIRD	2325	39/105705	R5		4091	M				1/07/2016	261000	14A(1)	6A(1)	1/07/20
7	1	CESSNOC	3017035	NORMAL				47	ECHIDNA	BELLBIRD	2325	40/105705	R5		4620	M				1/07/2016	261000	14A(1)	6A(1)	1/07/20
8	1	CESSNOC	3017036	NORMAL				49	ECHIDNA	BELLBIRD	2325	41/105705	R5		5004	M				1/07/2016	261000	14A(1)	6A(1)	1/07/20
9	1	CESSNOC	3017037	NORMAL				51	ECHIDNA	BELLBIRD	2325	42/105705	R5		4101	M				1/07/2016	254000	14A(1)	6A(1)	1/07/20
10	1	CESSNOC	3017038	NORMAL				53	ECHIDNA	BELLBIRD	2325	43/105705	R5		4026	M				1/07/2016	254000	14A(1)	6A(1)	1/07/20
11	1	CESSNOC	3017019	NORMAL				3	ECHIDNA	BELLBIRD	2325	24/105705	R5		4058	M				1/07/2016	242000	14A(1)	6A(1)	1/07/20
12	1	CESSNOC	3017020	NORMAL				5	ECHIDNA	BELLBIRD	2325	25/105705	R5		4371	M				1/07/2016	242000	14A(1)	6A(1)	1/07/20
13	1	CESSNOC	3017021	NORMAL				7	ECHIDNA	BELLBIRD	2325	26/105705	R5		4918	M				1/07/2016	242000	14A(1)	6A(1)	1/07/20
14	1	CESSNOC	3017022	NORMAL				9	ECHIDNA	BELLBIRD	2325	27/105705	R5		5315	M				1/07/2016	233000	14A(1)	6A(1)	1/07/20
15	1	CESSNOC	3017023	NORMAL				11	ECHIDNA	BELLBIRD	2325	28/105705	R5		5180	M				1/07/2016	233000	14A(1)	6A(1)	1/07/20
16	1	CESSNOC	3017024	NORMAL				13	ECHIDNA	BELLBIRD	2325	29/105705	R5		4515	M				1/07/2016	238000	14A(1)	6A(1)	1/07/20
17	1	CESSNOC	3017025	NORMAL				15	ECHIDNA	BELLBIRD	2325	30/105705	R5		4147	M				1/07/2016	258000	14A(1)	6A(1)	1/07/20
18	1	CESSNOC	3017026	NORMAL				17	ECHIDNA	BELLBIRD	2325	31/105705	R5		5176	M				1/07/2016	258000	14A(1)	6A(1)	1/07/20
19	1	CESSNOC	3017027	NORMAL				19	ECHIDNA	BELLBIRD	2325	32/105705	R5		4906	M				1/07/2016	268000	14A(1)	6A(1)	1/07/20
20	1	CESSNOC	3017028	NORMAL				21	ECHIDNA	BELLBIRD	2325	33/105705	R5		4045	M				1/07/2016	271000	14A(1)	6A(1)	1/07/20
21	1	CESSNOC	3017029	NORMAL				23	ECHIDNA	BELLBIRD	2325	34/105705	R5		4000	M				1/07/2016	271000	14A(1)	6A(1)	1/07/20
22	1	CESSNOC	3016443	NORMAL				2	USHER ST	GRETA	2334	1/1056378	R5		8085	M				1/07/2016	203000	14A(1)	6A(1)	1/07/20
23	1	CESSNOC	3016444	NORMAL				6	USHER ST	GRETA	2334	2/1056378	R5		6731	M				1/07/2016	188000	14A(1)	6A(1)	1/07/20
24	1	CESSNOC	2847511	NORMAL				35	BAILEYS L	ABERMAI	2326	2/610953	R5		5.07	H				1/07/2016	458000	14A(1)	6A(1)	1/07/20
25	1	CESSNOC	2834969	NORMAL				32	EDITH ST	CESSNOC	2325	12/103005	R3		759.5	M				1/07/2016	135000	14A(1)	6A(1)	1/07/20
26	1	CESSNOC	2823182	NORMAL				6	Q10 LANE	BRUNKER	2323	10/102743	RU2		2	H				1/07/2016	316000	14A(1)	6A(1)	1/07/20
27	1	CESSNOC	2823183	NORMAL				30	Q10 LANE	BRUNKER	2323	11/102743	RU2		22.9	H				1/07/2016	452000	14A(1)	6A(1)	1/07/20
28	1	CESSNOC	2826254	NORMAL				568	MAITLANI	MULBRINC	2323	A/404152	RU2		43.9	H				1/07/2016	468000	14A(1)	6A(1)	1/07/20
29	1	CESSNOC	2826255	NORMAL				140	MAITLANI	MULBRINC	2323	11/102314	RU2		2	H				1/07/2016	317000	14A(1)	6A(1)	1/07/20
30	1	CESSNOC	2847956	NORMAL				57	MAITLANI	ABERMAI	2326	B/318546	R2		916.9	M				1/07/2016	141000	14A(1)	6A(1)	1/07/20
31	1	CESSNOC	2847957	NORMAL				55	MAITLANI	ABERMAI	2326	B/378020	R2		933.1	M				1/07/2016	141000	14A(1)	6A(1)	1/07/20
32	1	CESSNOC	2848051	NORMAL				356	TUCKERS I	GRETA	2334	2/874323	RU2		40.14	H				1/07/2016	471000	14A(1)	6A(1)	1/07/20
33	1	CESSNOC	2857404	NORMAL				142	MITCHELL	KURRI KUF	2327	61/103322	IN3		2.42	H				1/07/2016	752000	14A(1)	6A(1)	1/07/20
34	1	CESSNOC	2857405	NORMAL				130	MITCHELL	KURRI KUF	2327	62/103322	IN3		2.55	H				1/07/2016	857000	14A(1)	6A(1)	1/07/20
35	1	CESSNOC	2835354	NORMAL				1	CURRAWC	WESTON	2326	1/1029601	R5		1748.7	M				1/07/2016	208000	14A(1)	6A(1)	1/07/20
36	1	CESSNOC	2835355	NORMAL				19	CURRAWC	WESTON	2326	10/102960	R5		1994.5	M				1/07/2016	217000	14A(1)	6A(1)	1/07/20
37	1	CESSNOC	2835356	NORMAL				12	STRINGYB	WESTON	2326	11/102960	R5		1698.8	M				1/07/2016	205000	14A(1)	6A(1)	1/07/20
38	1	CESSNOC	2835357	NORMAL				10	STRINGYB	WESTON	2326	12/102960	R5		1760.5	M				1/07/2016	205000	14A(1)	6A(1)	1/07/20

# Appendix 1:

## Data File Format

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### Land Value Information Data Files - File Format

#### EXTRACT FILE FORMAT

Land Value Information data files shall be supplied by electronic delivery in the format specified below.

**FILE STRUCTURE:** File will be in .CSV (Comma delimited) format.

Each field is delimited by a semi-colon. Fields that do not contain data are represented by.

The last field for a record has a trailing delimiter (;).

Field Name	Description
<b>District Code</b>	A unique 3 digit numeric identifier applied to every district within the State of New South Wales. e.g. '077'. <b>Refer to Appendix 3: District Codes and Names.</b>
<b>District Name</b>	The name of the council that is referenced by the 3 digit District Code.
<b>Property Id.</b>	A unique numeric identifier applied to every property within the State of New South Wales.
<b>Property Type</b>	The type of property (NORMAL or UNDERSP) as recorded in the Register of Land Values.
<b>Property Name</b>	The name of a property as recorded in the Register of Land Values.
<b>Unit Number</b>	Concatenation of Unit Number and Unit Suffix, separated by a space. e.g. '1 A'.
<b>House Number</b>	Concatenation of House Number Prefix, House Number & House Number Suffix eg 'A125B'.
<b>Street Name</b>	Concatenated Street Name, Street Type, Street Suffix and Location Descriptor e.g. 'Green Lane NW'.
<b>Suburb Name</b>	The name of the locality a property exists within as recorded in the Register of Land Values.
<b>Postcode</b>	The unique 4 digit numeric postal code a property exists within as recorded in the Register of Land Values.
<b>Property Description</b>	The formatted lot/section/plan details of a property as recorded in the Register of Land Values.
<b>Zone Code</b>	The Zone Code of property, e.g. 'A', 'R'. <b>Refer to Appendix 4: Zone Codes and Descriptions.</b>  <b>Disclaimer:</b> The zone codes recorded in land value files are as recorded on the Register of Land Values on the date the data was extracted. Note that the Zone Code has been recorded for the purpose of making valuations under the Valuation of Land Act 1916 only. The Valuer General is not an authority on property zones and these codes should not be used as the basis for decisions regarding the potential use of land.
<b>Area</b>	The extent or measurement of land as recorded in the Register of Land Values. e.g. e.g. 1300, 125.30.
<b>Area Type</b>	The metric used to measure area (M = square metres, H = hectares) as recorded in the Register of Land Values.
<b>Base Date 1</b>	The current date on which the land value was measured. e.g. 1-Jul-16.

<b>Field Name</b>	<b>Description</b>
<b>Land Value 1</b>	The land value as determined at Base Date 1 in \$. e.g. 1,000,000.
<b>Authority 1</b>	The authority under which the land valuation was made at Base Date 1. e.g. 14A(1).
<b>Basis 1</b>	The basis under which the land valuation was made at Base Date 1. e.g. 6A(1).
<b>Base Date 2</b>	The [current Base Date - 1 year] on which the land value was measured. e.g. 1-Jul-15.
<b>Land Value 2</b>	The land value as determined at Base Date 2 in \$. e.g. 1,000,000.
<b>Authority 2</b>	The authority under which the land valuation was made at Base Date 2. e.g. 14A(1).
<b>Basis 2</b>	The basis under which the land valuation was made at Base Date 2. e.g. 6A(1).
<b>Base Date 3</b>	The [current Base Date - 2 years] on which the land value was measured. e.g. 1-Jul-14.
<b>Land Value 3</b>	The land value as determined at Base Date 3 in \$. e.g. 1,000,000.
<b>Authority 3</b>	The authority under which the land valuation was made at Base Date 3. e.g. 14A(1).
<b>Basis 3</b>	The basis under which the land valuation was made at Base Date 3. e.g. 6A(1).
<b>Base Date 4</b>	The [current Base Date - 3 years] on which the land value was measured. e.g. 1-Jul-13.
<b>Land Value 4</b>	The land value as determined at Base Date 4 in \$. e.g. 1,000,000.
<b>Authority 4</b>	The authority under which the land valuation was made at Base Date 4. e.g. 14A(1).
<b>Basis 4</b>	The basis under which the land valuation was made at Base Date 4. e.g. 6A(1).
<b>Base Date 5</b>	The [current Base Date - 4 years] on which the land value was measured. e.g. 1-Jul-12.
<b>Land Value 5</b>	The land value as determined at Base Date 5 in \$. e.g. 1,000,000.
<b>Authority 5</b>	The authority under which the land valuation was made at Base Date 5. e.g. 14A(1).
<b>Basis 5</b>	The basis under which the land valuation was made at Base Date 5. e.g. 6A(1).

# Appendix 2:

## Data Elements

The following data elements are contained within each Property Sales Data file.

Data element name	Data element description	Source
<b>District Code</b>	A unique 3 digit numeric identifier applied to every district within the State of New South Wales. Refer to <b>Appendix 3: District Codes and Names</b>	Register of Land Values
<b>District Name</b>	The name of the council that is referenced by the 3 digit District Code.	Register of Land Values
<b>Property Id</b>	A unique numeric identifier applied to every property within the State of New South Wales.	Register of Land Values
<b>Property Type</b>	The type of property (NORMAL or UNDERSP) as recorded in the Register of Land Values.	Register of Land Values
<b>Property Name</b>	The name of a property as recorded in the Register of Land Values.	Register of Land Values
<b>Unit Number</b>	The unit number of a property as recorded in the Register of Land Values.	Register of Land Values
<b>House Number</b>	The house number of a property as recorded in the Register of Land Values.	Register of Land Values
<b>Street Name</b>	The street name of a property as recorded in the Register of Land Values.	Register of Land Values
<b>Suburb Name</b>	The name of the locality a property exists within as recorded in the Register of Land Values.	Register of Land Values
<b>Postcode</b>	The unique 4 digit numeric postal code a property exists within as recorded in the Register of Land Values.	Register of Land Values
<b>Property Description</b>	The formatted lot/section/plan details of a property as recorded in the Register of Land Values.	Register of Land Values
<b>Zone Code</b>	The Zone Code of property, e.g. 'A', 'R'. <b>Refer to Appendix 4: Zone Codes and Descriptions.</b>  <b>Disclaimer:</b> The zone codes recorded in land value files are as recorded on the Register of Land Values on the date the data was extracted. Note that the Zone Code has been recorded for the purpose of making valuations under the Valuation of Land Act 1916 only. The Valuer General is not an authority on property zones and these codes should not be used as the basis for decisions regarding the potential use of land.	Register of Land Values
<b>Area</b>	The extent or measurement of land as recorded in the Register of Land Values.	Register of Land Values
<b>Area Type</b>	The metric used to measure area (M = square metres, H = hectares) as recorded in the Register of Land Values.	Register of Land Values
<b>Base Date 1</b>	The current date on which the land value was measured. e.g. 1-Jul-16.	Register of Land Values
<b>Land Value 1</b>	The land value as determined at Base Date 1 in \$. e.g. 1,000,000.	Register of Land Values
<b>Authority 1</b>	The authority under which the land valuation was made at Base Date 1. e.g. 14A(1).	Register of Land Values

<b>Data element name</b>	<b>Data element description</b>	<b>Source</b>
<b>Basis 1</b>	The basis under which the land valuation was made at Base Date 1. e.g. 6A(1).	Register of Land Values
<b>Base Date 2</b>	The [current Base Date - 1 year] on which the land value was measured. e.g. 1-Jul-15.	Register of Land Values
<b>Land Value 2</b>	The land value as determined at Base Date 2 in \$. e.g. 1,000,000.	Register of Land Values
<b>Authority 2</b>	The authority under which the land valuation was made at Base Date 2. e.g. 14A(1).	Register of Land Values
<b>Basis 2</b>	The basis under which the land valuation was made at Base Date 2. e.g. 6A(1).	Register of Land Values
<b>Base Date 3</b>	The [current Base Date - 2 years] on which the land value was measured. e.g. 1-Jul-14.	Register of Land Values
<b>Land Value 3</b>	The land value as determined at Base Date 3 in \$. e.g. 1,000,000.	Register of Land Values
<b>Authority 3</b>	The authority under which the land valuation was made at Base Date 3. e.g. 14A(1).	Register of Land Values
<b>Basis 3</b>	The basis under which the land valuation was made at Base Date 3. e.g. 6A(1).	Register of Land Values
<b>Base Date 4</b>	The [current Base Date - 3 years] on which the land value was measured. e.g. 1-Jul-13.	Register of Land Values
<b>Land Value 4</b>	The land value as determined at Base Date 4 in \$. e.g. 1,000,000.	Register of Land Values
<b>Authority 4</b>	The authority under which the land valuation was made at Base Date 4. e.g. 14A(1).	Register of Land Values
<b>Basis 4</b>	The basis under which the land valuation was made at Base Date 4. e.g. 6A(1).	Register of Land Values
<b>Base Date 5</b>	The [current Base Date - 4 years] on which the land value was measured. e.g. 1-Jul-12.	Register of Land Values
<b>Land Value 5</b>	The land value as determined at Base Date 5 in \$. e.g. 1,000,000.	Register of Land Values
<b>Authority 5</b>	The authority under which the land valuation was made at Base Date 5. e.g. 14A(1).	Register of Land Values
<b>Basis 5</b>	The basis under which the land valuation was made at Base Date 5. e.g. 6A(1).	Register of Land Values

# Appendix 3:

## District Codes and Names

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A property's district code and district name may change over time due to council boundary alignment and council mergers. Accordingly, district references may change from year to year.

District Code	Council Name
050	ALBURY
678	ARMIDALE DUMARESQ
134	ASHFIELD
135	AUBURN
148	BALLINA
230	BALRANALD
136	BANKSTOWN
608	BATHURST REGIONAL
018	BEGA VALLEY
149	BELLINGEN
051	BERRIGAN
214	BLACKTOWN
231	BLAND
118	BLAYNEY
216	BLUE MOUNTAINS
232	BOGAN
020	BOMBALA
021	BOOROWA
203	BOTANY BAY
239	BOURKE
233	BREWARRINA
234	BROKEN HILL
137	BURWOOD
150	BYRON
109	CABONNE
217	CAMDEN
218	CAMPBELLTOWN

District Code	Council Name
139	CANADA BAY
138	CANTERBURY
052	CARRATHOOL
235	CENTRAL DARLING
001	CESSNOCK
708	CITY OF SYDNEY
303	CLARENCE VALLEY
236	COBAR
152	COFFS HARBOUR
053	CONARGO
054	COOLAMON
034	COOMA-MONARO
238	COONAMBLE
024	COOTAMUNDRA
055	COROWA
042	COWRA
057	DENILIKUIN
114	DUBBO
002	DUNGOG
097	EUROBODALLA
220	FAIRFIELD
117	FORBES
240	GILGANDRA
302	GLEN INNES SEVERN
241	GLOUCESTER
003	GOSFORD
529	GOULBURN MULWAREE



District Code	Council Name
013	GREAT LAKES
560	GREATER HUME
162	GREATER TAREE
074	GRIFFITH
058	GUNDAGAI
187	GUNNEDAH
242	GUYRA
300	GWYDIR
037	HARDEN
219	HAWKESBURY
243	HAY
221	HOLROYD
082	HORNSBY
083	HUNTERS HILL
140	HURSTVILLE
188	INVERELL
062	JERILDERIE
061	JUNEE
157	KEMPSEY
098	KIAMA
141	KOGARAH
084	KU-RING-GAI
158	KYOOGLE
244	LACHLAN
004	LAKE MACQUARIE
085	LANE COVE
065	LEETON
205	LEICHHARDT
159	LISMORE
222	LITHGOW
223	LIVERPOOL
301	LIVERPOOL PLAINS
066	LOCKHART
005	MAITLAND
086	MANLY
206	MARRICKVILLE
620	MID WESTERN REGIONAL

District Code	Council Name
192	MOREE PLAINS
087	MOSMAN
068	MURRAY
069	MURRUMBIDGEE
007	MUSWELLBROOK
164	NAMBUCCA
247	NARRABRI
070	NARRANDERA
251	NARROMINE
008	NEWCASTLE
088	NORTH SYDNEY
123	OBERON
124	ORANGE
540	PALERANG
116	PARKES
089	PARRAMATTA
224	PENRITH
093	PITTWATER
656	PORT MACQUARIE-HASTINGS
010	PORT STEPHENS
539	QUEANBEYAN CITY
207	RANDWICK
151	RICHMOND VALLEY
142	ROCKDALE
090	RYDE
100	SHELLHARBOUR
101	SHOALHAVEN
012	SINGLETON
249	SNOWY RIVER
143	STRATHFIELD
144	SUTHERLAND
666	TAMWORTH REGIONAL
538	TEMORA
250	TENTERFIELD
081	THE HILLS SHIRE
071	TUMBARUMBA
072	TUMUT

<b>District Code</b>	<b>Council Name</b>
171	TWEED
511	UPPER HUNTER
526	UPPER LACHLAN
199	URALLA
073	URANA
575	WAGGA WAGGA
076	WAKOOL
252	WALCHA
253	WALGETT
254	WARREN
091	WARRINGAH
537	WARRUMBUNGLE
209	WAVERLEY
043	WEDDIN
130	WELLINGTON
255	WENTWORTH
092	WILLOUGHBY
102	WINGECARRIBEE
226	WOLLONDILLY
103	WOLLONGONG
210	WOOLLAHRA
014	WYONG
528	YASS VALLEY
022	YOUNG

# Appendix 4:

## Zone Codes and Names

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Prior to 2011, single character zone codes were used to classify the zones of properties recorded in the Register of Land Values. From 2011, the [NSW Department of Planning](#) introduced a zone code classification system containing up to three characters through the Standard Instrument Local Environment Plan (LEP).

The following tables detail the zone code formats that are contained within Property Sales Information data files and identify how the former and new LEP zone codes are linked.

**Disclaimer:** The zone codes recorded in land value files are as recorded on the Register of Land Values on the date the data was extracted. Note that the Zone Code has been recorded for the purpose of making valuations under the Valuation of Land Act 1916 only. The Valuer General is not an authority on property zones and these codes should not be used as the basis for decisions regarding the potential use of land.

Zone	
Zone Code	Name
A	Residential
B	Business
C	Sydney Commercial / Business
D	10(a) Sustainable Mixed Use Development
E	Employment
I	Industrial
M	9(a)(Mixed Residential / Business)
N	National Parks
O	Open Space
P	Protection
R	Non-Urban
S	Special Uses
T	North Sydney Commercial / Business
U	Community Uses
V	Comprehensive Centre
W	Reserve Open Space
X	Reserved Roads
Y	Reserved Special Uses
Z	Undetermined or Village

<b>New Zone Code Classification</b>	<b>Name</b>	<b>Former Zone Code Classification</b>
<b>Rural Zones</b>		
RU1	Primary Production	R
RU2	Rural Landscape	R
RU3	Forestry	R
RU4	Rural Small Holdings	R
RU5	Village	A
RU6	Transition	R
<b>Residential Zones</b>		
R1	General Residential	A
R2	Low Density Residential	A
R3	Medium Density Residential	A
R4	High Density Residential	A
R5	Large Lot Residential	A
<b>Business Zones</b>		
B1	Neighbourhood Centre	B
B2	Local Centre	B
B3	Commercial Core	B
B4	Mixed Use	B
B5	Business Development	B
B6	Enterprise Corridor	B
B7	Business Park	B
<b>Industrial Zones</b>		
IN1	General Industrial	I
IN2	Light Industrial	I
IN3	Heavy Industrial	I
IN4	Working Waterfront	I
<b>Special Purpose Zones</b>		
SP1	Special Activities	O
SP2	Infrastructure	O
SP3	Tourist	O
<b>Recreation Zones</b>		
RE1	Public Recreation	O
RE2	Private Recreation	O
<b>Environment Protection Zones</b>		
E1	National Parks and Nature Reserves	R
E2	Environmental Conservation	R
E3	Environmental Management	R
E4	Environmental Living	R
<b>Waterway Zones</b>		
W1	Natural Waterways	R
W2	Recreational Waterways	O
W3	Working Waterways	I