



4 February 2015

## Land Values Issued For Harden

NSW Valuer General Simon Gilkes today said 2,543 Notices of Valuation had been sent to landholders in the Harden local government area (LGA).

Mr Gilkes said Notices of Valuation show the land value of a property based on real estate market conditions as at 1 July 2014.

“The land value is the value of the land only and does not include the value of a home or other improvements on the land,” Mr Gilkes said.

“Property sales are the most important factor considered when determining land values. For the 1 July 2014 land values in the Harden LGA, valuers analysed 97 property sales.

“Land values are one factor that councils use to calculate rates. The Notice of Valuation gives landholders the opportunity to consider their land value before it is used by council for rating purposes.

“Land values are issued every three to four years for rating. Landholders in Harden LGA were previously issued with a Notice of Valuation showing their property’s land value as at 1 July 2011.

“The total land value of the Harden LGA was approximately \$568 million as at 1 July 2014. This is an overall increase from the total land value of approximately \$538 million determined as at 1 July 2011.”

Changes in land value don’t necessarily lead to similar changes in rates. Each council develops a revenue policy to use in the calculation of rates and charges to fund services to the community.

Visit [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au) or call 1800 110 038 to:

- get a list of sales considered when valuing land in your area
- access typical land values in your area
- find other land values in NSW
- find out more about the valuation system.

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 for rating and taxing purposes.

### Land values in Harden LGA

In the three years since Notices of Valuation were last issued in the Harden LGA, residential land values in the more established central area of Harden have shown a slight decrease, while values in other residential locations remained steady. Commercial and industrial land values also remained steady.

The value of mixed farming land throughout the Harden LGA has increased slightly since 1 July 2011. However, subdued wool prices and moderate returns from other grazing activities have resulted in slight decreases in the value of rural grazing land.

Large lot residential land at the northern and southern fringe of Harden has shown a moderate increase in value, while rural residential land in Wombat has increased slightly. Rural residential land values in Galong, Jugiong and Kingsvale remained steady.

The value of hobby farm land less than 20 hectares close to the townships of Harden and Murrumburrah increased slightly due to limited supply. Other hobby farm land values generally remained steady although some remote localities showed a moderate decrease.

Village land values in Galong increased slightly, while land in Wombat and Jugiong showed a moderate increase.

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