



2 February 2015

## Land Values Issued For Moree Plains

NSW Valuer General Simon Gilkes today said 6,847 Notices of Valuation had been sent to landholders in the Moree Plains 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 Moree Plains LGA, valuers analysed 218 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 Moree Plains 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 Moree Plains LGA was approximately \$3.41 billion as at 1 July 2014. This is an overall increase from the total land value of approximately \$3.34 billion 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 Moree Plains LGA

Dry seasonal conditions continue to have an impact on rural cotton farming, broad acre cropping and mixed farming enterprises. In the three years since Notices of Valuation were last issued in the Moree Plains LGA, rural land values have been variable throughout the

district with mixed farming land values remaining steady and broad acre cropping land showing slight increases.

The value of residential land in Moree, rural residential land and village land has generally remained steady over the three year period, however the Amaroo Drive and Dover Street areas in Moree have shown a slight decrease in value.

The commercial areas of Moree experienced a slight decrease in land value with the exception of the business park zoned areas of Greenbah and the airport, which increased slightly. The commercial areas of Mungindi have remained steady.

Industrial land values in the Moree Plains LGA also remained steady.

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