

7 January 2016

Land Values Issued for Gwydir

The Office of the Valuer General has announced that Notices of Valuation for 1 July 2015 land values will be issued to landholders in Gwydir local government area (LGA) this month.

NSW Valuer General Simon Gilkes said the notices to be issued give landholders the opportunity to consider their land value before it is used by council for rating.

Land value is the value of the land only and does not include the value of a home or other improvements on the land.

“Land values are one factor used by councils to calculate rates,” Mr Gilkes said.

“However, 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.”

Mr Gilkes said when determining land values, property sales were the most important factor considered. The values reflect the property market as at 1 July 2015.

For the 1 July 2015 land values in the Gwydir LGA, valuers analysed 106 property sales.

Total overall land value for the LGA

LGA	2012	2015	% change
Gwydir	\$1.30 billion	\$1.29 billion	-0.77%

Landholders who disagree with the land value on their Notice of Valuation have a 60 day period to lodge an objection to have their land value reviewed.

Although only about one third of NSW LGAs receive a Notice of Valuation each year, all land in NSW is valued on an annual basis.

To access land values for all LGAs, visit www.valuergeneral.nsw.gov.au.

This site can also provide the following:

- 1 July 2015 median land values for residential and business properties
- typical land values
- total land values by zone
- the council revaluation schedule showing the valuing year used by your council for rating
- information on the valuation system.

Gwydir LGA

The property market across the Gwydir LGA is closely linked to the rural outlook. The rural sector continues to experience difficult conditions due to drier seasons and tightening credit conditions.

In the three years since Notices of Valuation were last issued, land values for residential, industrial and commercial properties in Bingara and Warialda have generally remained steady.

Land values in the villages of Gravesend and North Star have also remained steady, however the village of Warialda Rail has seen a strong increase in value.

Rural land values were variable across the LGA. Land values for hobby farms and rural residential sites throughout the LGA have generally remained steady.

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