

Information

about your supplementary Notice of Valuation



Valuer General

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www.valuergeneral.nsw.gov.au

A supplementary Notice of Valuation shows your property's land value. This land value will be used by your local council for the calculation of your rates.

Councils and landholders generally receive new valuations for rating every three to four years.

Supplementary Notices of Valuation are issued outside the usual three to four year valuation cycle because of changes to your property recorded on the Register of Land Values.

Councils are advised of changes to land values and will make any necessary adjustments to rates.

A supplementary Notice of Valuation may be issued for a range of reasons. The reason you have received a supplementary Notice of Valuation will be recorded on your Notice of Valuation.

Common reasons include:

- newly created parcels of land in subdivisions
- the transfer of part of land which is included in an existing valuation
- the amalgamation of parcels of land into a single valuation
- changes to zoning
- an error is detected in the valuation through our ongoing quality assurance program.

More information about supplementary Notices of Valuation is on the next page.

Understanding your land value – property sales information

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

Find property sales information on the NSW Globe or download a valuation sales report by visiting www.valuergeneral.nsw.gov.au.

Concerned about your land value?

If you have any questions or concerns about your land value or the valuation system, please contact us on **1800 110 038**.

Can I have my land value reviewed?

If you would like the land value or property information on your Notice of Valuation reviewed you can lodge an objection.

You have 60 days to lodge an objection.

Our review kit helps you lodge an objection. It contains an information booklet, objection form and a valuation sales report.

You can find out more about the review process or get a review kit at www.valuergeneral.nsw.gov.au or by phoning **1800 110 038**.

Concerned about rates?


The calculation of rates is a matter for councils. Concerns about the impact of your new land value on your rates should be raised with your council.

Concerned about land tax?

The Office of State Revenue manages land tax. Changes in land values may have an impact on land tax for registered, liable landholders. Information about land tax is available at www.osr.nsw.gov.au or by phoning 1300 139 816 (within NSW) or 02 9689 6200 (interstate).

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

Valuing year
Used by your council for the calculation of rates. All properties in the council area are valued to reflect the property market conditions that existed as at 1 July in the valuing year to ensure consistency and equity across the council area.

NOTICE OF VALUATION

Land value as at 01/07/2015



Return to: **PO Box 745, Bathurst NSW 2795**

VALUATION DISTRICT GOSFORD

PROPERTY NUMBER 41764

21



JOHN A CITIZEN, JOANNE A CITIZEN
101 DAFFODIL DR
WOY WOY 2256

The Register of Land Values shows you to be the owner(s) or lessee(s) of the property detailed below.
JOHN A CITIZEN, JOANNE A CITIZEN

ADDRESS OF PROPERTY 101 DAFFODIL DR, WOY WOY NSW 2256

DESCRIPTION OF LAND (Lot/Section/Plan)

101/213456

ZONE Residential

AREA 661.3 square metres

DIMENSIONS Front boundary / back boundary x first side boundary / second side boundary (in metres)
15.24 IRREGULAR / 18.9 IRREGULAR x 36.88 / 39.62

VALUATION DETAILS

Land value as at	01/07/2015
Land value	\$253,000

The reason why a new Notice of Valuation is being issued.

This is a supplementary Notice of Valuation. It details the land value as at the 1 July in a valuing year used for council rating purposes.

Supplementary Notices of Valuation are issued outside the usual three to four year valuation cycle because of specific changes to circumstances surrounding the property.

This Notice of Valuation has been issued following the registration of a plan of subdivision and the subsequent making of new, separate valuations.

Basis for Valuation
Describes the special considerations under the *Valuation of Land Act 1916* to be taken into account when determining the land value.

LAST DATE TO OBJECT 22/03/2016

BASIS FOR VALUATION

The land value is the freehold value of the land excluding any structural improvements.
This land value reflects the property market conditions as at **01/07/2015**. The land value reflects the physical condition and the way in which the land could be used as at **27/07/2015**.

The date that the valuer considered the physical condition and the way in which the land could be used when determining the land value.

Simon Gilkes, NSW Valuer General

The land value recorded on this Notice of Valuation has 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 and should not be used for any other purpose without the specific agreement of the Valuer General.

