

January 2024

Editors' Note: Video and audio grabs with Valuer General are at <http://tinyurl.com/yav2225y>

New land values published for the Central Tablelands region

The NSW Valuer General has published land values for the Central Tablelands region. The land values reflect the value of land in NSW, as at 1 July 2023.

Land value is the value of the land only. It does not include the value of a home or other structure. Property sales are the most important factor valuers consider when determining land values.

The new land values will be used by Revenue NSW to calculate land tax for the 2024 land tax year for landowners that are subject to land tax.

Registered land tax clients will receive their land tax assessment from Revenue NSW from January 2024. More information on land tax can be found at revenue.nsw.gov.au

The latest land values for all properties in NSW are available on the Valuer General NSW website, along with information on trends, medians, and typical land values for each local government area.

Please visit www.valuergeneral.nsw.gov.au for information on land values and the NSW valuation system.

Total land values for the Central Tablelands region

Property type	01 Jul 2022	01 Jul 2023	% change	Property count
Residential	\$17,774,882,710	\$18,691,289,590	5.2%	63,033
Commercial	\$1,179,240,410	\$1,192,117,930	1.1%	2,609
Industrial	\$636,391,771	\$769,127,561	20.9%	1,555
Rural	\$17,102,421,650	\$18,426,380,900	7.7%	18,946
Other	\$2,788,890,654	\$2,919,929,734	4.7%	2,768
Total	\$39,481,827,195	\$41,998,845,715	6.4%	88,911

Central Tablelands Region Local Government Areas

Bathurst Regional, Blayney, Cabonne, Cowra, Lithgow, Mid-Western Regional, Oberon and Orange.

General Overview

The total land value for the Central Tablelands region experienced a moderate increase of 6.4% between 1 July 2022 and 1 July 2023, from \$39.5 billion to \$42 billion.

Residential land values across the region experienced a moderate increase of 5.2%. The strongest increases were experienced in Cowra (23.3%) and Cabonne (20.2%) with a high level of interest from purchasers seeking affordable housing options within major regional centres and alternative housing options near major regional centres.

Commercial land values across the region remained steady at 1.1%. Blayney (21.4%) and Cowra (8.1%) experienced the strongest increases. Blayney benefited from approval of a local gold mine and strong demand for affordable commercial properties. Cowra benefited from expanding agricultural and manufacturing service sectors, as well as increased investment in the aviation sector.

Industrial land values across the region experienced a strong increase of 20.9%. Orange (29.1%) and Cowra (23.9%) experienced the strongest increases with a strong demand from investors and owner occupiers seeking modern warehouses on larger sites with good transport links.

Rural land values across the region experienced a moderate increase of 7.7%. Cabonne (15.8%) and Lithgow (9.2%) experienced the strongest increases with purchasers seeking affordable rural lifestyle properties close to major regional centres and Sydney. Drier conditions and a more subdued outlook for commodity prices contributed to less demand for genuine rural farming properties.

For more information, visit: www.valuergeneral.nsw.gov.au

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Social media post: The Valuer General has determined the 1 July 2023 land values for every property in NSW. For more information about land values, visit www.valuergeneral.nsw.gov.au