

Thursday, 19 January 2023

Editor's Note: video and audio grabs with the Acting Valuer General Josh Etherington are [here](https://bit.ly/3GRsli7) <https://bit.ly/3GRsli7>

## New land values published for the Western NSW Region

The NSW Valuer General has published land values for the Western NSW region. The land values reflect the value of land only, as at 1 July 2022.

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 2023 land tax year. Registered land tax clients will receive their land tax assessment from Revenue NSW from January 2023. More information on land tax can be found at [revenue.nsw.gov.au](https://revenue.nsw.gov.au).

Councils receive new land values for rating at least every three years. Land values are one factor used by councils to calculate rates. All councils have been issued with the 1 July 2022 land values.

Landholders will receive a Notice of Valuation showing their land value before it is used by council for rating. Notices will be issued from January 2023. This gives landholders time to consider their land value.

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](https://www.valuergeneral.nsw.gov.au) for more information on land values and the NSW valuation system.

## Total land values for the Western NSW Region

Property type	01 Jul 2021	01 Jul 2022	% change	Property count
Residential	\$906,269,709	\$1,108,927,757	22.4%	19,550
Commercial	\$35,359,560	\$42,901,920	21.3%	788
Industrial	\$48,385,460	\$53,412,140	10.4%	520
Rural	\$4,279,510,428	\$5,815,045,833	35.9%	5,761
Other	\$137,557,930	\$176,668,515	28.4%	353
<b>Total</b>	<b>\$5,407,083,087</b>	<b>\$7,196,956,165</b>	<b>33.1%</b>	<b>26,972</b>

### Western NSW Region local government areas

Balranald, Bogan, Bourke, Brewarrina, Broken Hill, Central Darling, Cobar and Wentworth.

#### General overview

The total land value for the Western NSW region increased 33.1% between 1 July 2021 and 1 July 2022 from \$5.4 billion to \$7.2 billion.

Residential land values increased strongly by 22.4% overall. The solid increases were driven by high demand for large lot residential land and villages with lifestyle potential. Broken Hill (47.3%) saw the strongest increases due to its strengthening mining sector and tourism industries.

Commercial land values increased strongly by 21.3% overall. The strongest increases were seen in Broken Hill (33.1%) driven by increasing demand from investors and limited supply. Land values in the remainder of the region were relatively steady with limited demand.

Industrial land values in the Western NSW region experienced a strong increase of 10.4% overall. Wentworth (33.3%) showed very strong increases on the back of an ongoing solid local horticultural industry. Bourke (18.6%) experienced strong increases as a result of increased demand for fringe North Bourke industrial parcels with hobby farm potential.

Rural land values had a very strong increase of 35.9% overall. Solid increases were recorded across the region, with the largest increases in Bourke (58.2%) and Central Darling (50.6%). Demand for large rural land with farming potential across the region was strong, as overall confidence in the rural property market remained high. Small rural recreational holdings located near town centres also saw increased demand as there were more purchasers seeking lifestyle changes. Small isolated rural parcels however, remained steady with limited demand.

For more information, visit: [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au)

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#### Social media post:

The Valuer General has determined the 1 July 2022 land values for every property in NSW.

Valuation NSW  
Media Release



For more information about land values, visit [www.valuergeneral.nsw.gov.au](http://www.valuergeneral.nsw.gov.au)