

Office of the New South Wales Valuer General MEDIA RELEASE



Region: Holroyd Local Government Area

Date: 19 January 2011

Land Values Issued For Holroyd

Land valuation notices are being issued for about 27,137 properties in the Holroyd Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Holroyd LGA as at 1 July 2010 was about \$9.816 billion,” Mr Western said.

“Real estate analysis in the Holroyd LGA has been extensive during the course of the valuation program with 346 residential, 21 commercial and 26 industrial sales analysed.

“The value of residential land has shown a slight increase

“The value of commercial land has generally remained steady.

“There has generally been a slight decrease in values of most industrial land in Holroyd LGA. However, some industrial land has shown a 3% increase in value.

“Typical residential land values were 595 square metres at Donnelly Street, Guildford valued at \$232,000; 683 square metres at Emert Street, Wentworthville valued at \$280,000; 556 square metres at Beresford Road, Greystanes valued at \$260,000; 601 square metres at Harris Street, Guildford valued at \$250,000; 626 square metres at Chelsea Street, Merrylands valued at \$290,000; and 588 square metres at Macklin Street, Pendle Hill valued at \$275,000.

“Typical commercial land values were 259 square metres at Merrylands Road, Merrylands valued at \$650,000 and 278 square metres at Pendle Way, Pendle Hill valued at \$420,000.

“Typical industrial land values were 1,935 square metres at Britton Street, Smithfield valued at \$670,000; 3,493 square metres at Merrylands Road, Merrylands valued at \$1,150,000 and 2,883 square metres at Tarlington Place, Smithfield valued at \$937,000.

“The valuations are dated at 1 July 2010 and are based on relevant land and property sales data.

“The 2010 land valuations are one of the factors that council will use to determine landowner rates.



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“Landowners will receive a leaflet with their valuation notice that explains the valuation process.

“People who have a query about their valuation are encouraged to call our toll free number (1800 110 038).”

More information on land valuation and a land value search service can be found on the Land and Property Management Authority’s website at www.lpma.nsw.gov.au.

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