



MEDIA RELEASE

January 2020

1 July 2019 land values published for Sydney West region

The Acting NSW Valuer General, Paul Chudleigh, has published land values for Sydney West region. The land values reflect the property market at 1 July 2019.

Land values across the Sydney West region have generally decreased since 1 July 2018.

Mr Chudleigh said property sales are the most important factor considered by valuers when determining land values.

“It is important to note that land value is the value of the land only and does not include the value of a home or other structures.”

The 1 July land values have been prepared by private contract valuers with expertise in their local areas working on behalf of the Valuer General, to determine new land values across the region.

Property NSW, part of the Department of Planning, Industry and Environment, has quality assured the land values for accuracy and consistency.

Mr Chudleigh said councils receive new land values for rating at least every three years. All councils have been issued with 1 July 2019 land values.

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

“Changes in land value don’t always mean a change in council rates. Each council develops a revenue policy to use when calculating rates to fund services for the community. Councils make their draft policy available for public comment.”

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

Revenue NSW will use the 1 July 2019 land values to calculate land tax for the 2020 land tax year. Registered land tax clients will receive a land tax assessment from Revenue NSW from late January 2020. The public can find more information on land tax at revenue.nsw.gov.au.

The Valuer General encouraged the public to visit valuergeneral.nsw.gov.au or call Property NSW on 1800 110 038 if they want more information on land values and the valuation system.

“The latest land values for all properties in NSW are available on our website along with information on trends, medians and typical land values for each local government area,” said Mr Chudleigh.

Editor’s note: For more information on land values in your region, see below. To download grabs and b roll of the Acting NSW Valuer General, Paul Chudleigh, click here: <https://bit.ly/2PBP9qT>

Total land value for Sydney West region

Property type	1 July 2018	1 July 2019	% change	Property count
Residential	\$187,176,425,857	\$177,547,298,214	-5.1%	361,488
Commercial	\$7,574,770,240	\$8,331,768,580	10.0%	3,494
Industrial	\$17,583,059,400	\$19,443,736,740	10.6%	5,991
Rural	\$16,014,381,850	\$16,564,049,850	3.4%	8,851
Other	\$6,025,538,473	\$6,036,771,977	0.2%	9,689
Total	\$234,374,175,820	\$227,923,625,361	-2.8%	389,513

Sydney West region local government areas

Blacktown, Camden, Campbelltown, Fairfield, Liverpool, Penrith

General overview

The total land value for the Sydney West region decreased by 2.8% between 1 July 2018 and 1 July 2019 from \$234.4 billion to \$227.9 billion.

The movement of residential land values varied across the region, decreasing overall by 5.1%. The strongest decrease was experienced in Campbelltown (-8.4%). A slight decrease was experienced in Penrith (-4.2%) and Liverpool (-1.7%).

Overall, commercial land values increased strongly by 10%. Blacktown LGA experienced the strongest growth at 20.6% attributed to expanding residential population growth in the area over recent years.

Industrial land values in the region increased strongly by 10.6% overall. The Liverpool local government area experienced the strongest increase at 16.8%. Good access to the M5 and M7 motorway network, including good connections from the Moorebank Logistics Park to Port Botany were attributing factors.

The movement of rural land values varied across the region, recording a slight overall increase of 3.4%. Most land values remained steady, however, strong increases were recorded in Fairfield (14.35%) and Liverpool (9%). Attributing influences were improved road networks, rail infrastructure to the South West Region and Western Sydney Airport, due for completion for 2026.

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