

January 2022

**Editor's Note:** [video and audio grabs with Valuer General are here](#)

## 1 July 2021 land values published for Hunter NSW region

The NSW Valuer General, Dr David Parker, has published land values for the Hunter NSW region. The land values reflect the value of land only, as at 1 July 2021.

Land values across the Hunter NSW region have experienced a very strong increase since 1 July 2020.

Dr Parker said property sales are the most important factor valuers consider when determining land values.

“Land value is the value of the land only and does not include the value of a home or other structures,” Dr Parker said.

“Private contract valuers with expertise in their local areas have prepared the 1 July 2021 land values on behalf of the Valuer General, to determine new land values across the region. The valuers consider a range of factors in determining land value, including the features of the land and its legally permitted use.

“Valuer General NSW has quality assured the land values for fairness and consistency.”

Revenue NSW will use the 1 July 2021 land values to calculate land tax for the 2022 land tax year. Registered land tax clients will receive a land tax assessment from Revenue NSW from late January 2022. The public can find more information on land tax at <https://www.revenue.nsw.gov.au/>

Dr Parker encouraged the public to visit <https://www.valuergeneral.nsw.gov.au> or call 1800 110 038 for 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 Dr Parker.

### Total land values for the Hunter NSW region

Property type	01 Jul 2020	01 Jul 2021	% change	Property count
Residential	\$13,822,228,622	\$18,362,373,719	32.9%	72,486
Commercial	\$741,258,000	\$827,329,610	11.6%	2,249
Industrial	\$214,691,011	\$240,971,801	12.2%	664
Rural	\$7,454,748,426	\$9,757,286,270	30.9%	16,053
Other	\$2,583,141,202	\$3,120,098,146	20.8%	2,705
<b>Total</b>	<b>\$24,816,067,261</b>	<b>\$32,308,059,546</b>	<b>30.2%</b>	<b>94,157</b>

### Hunter NSW region local government areas

Cessnock, Dungog, Maitland, Muswellbrook, Singleton and Upper Hunter.

#### General overview

The total land value for the Hunter NSW region increased by 30.2% between 1 July 2020 and 1 July 2021 from \$24.8 billion to \$32.3 billion.

Residential land values in the region experienced a very strong increase of 32.9%. Changing perceptions and lifestyle factors including more flexible working arrangements have increased the appeal of regional areas as a place to live. Maitland has been in demand due to its proximity to a variety of services including Green Hills shopping centre, the new Maitland Hospital as well as good access to Sydney, Newcastle, and the Hunter Region. More moderate increases were experienced in Muswellbrook which has had less rural lifestyle demand from relocators in comparison to Maitland.

Commercial land values in the region increased strongly by 11.6%. In Maitland demand was particularly strong for business development zoned lands that typically incorporate industrial and bulky goods type properties. Dungog's commercial land values remained steady after increasing moderately last year. Business park zoned properties to the south of Cessnock's town centre which are mostly larger and undeveloped experienced a moderate decrease as sales evidence indicated limited demand.

Industrial land values in the region experienced a strong increase by 12.2%. In Dungog sales evidence indicated very strong demand after many years of limited market activity. Strong demand in Maitland was driven by its improved infrastructure and accessibility to the Hunter Expressway.

Rural land values in the region increased very strongly by 30.9%. There was strong demand from city-based purchasers looking to relocate to rural properties that are lifestyle in nature. In Cessnock demand was particularly strong for rural lifestyle properties that presented well with good hobby farm capability, including rural landscape zoned properties in Pelton and Paxton. Some of the strongest increases were experienced by smaller rural holdings in Pokolbin which encompasses rural lifestyle properties, vineyards, wineries, and short-term accommodation. Rural land value increases in the region can also be attributed to the continuation of good seasonal conditions since the beginning of 2020, low interest rates and generally good commodity prices.