

January 2022

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

1 July 2021 land values published for Central Tablelands region

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

Land values across the Central Tablelands region have experienced a 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 Central Tablelands region

Property type	01 Jul 2020	01 Jul 2021	% change	Property count
Residential	\$9,457,047,780	\$11,796,631,350	24.7%	61,746
Commercial	\$853,352,560	\$948,469,720	11.2%	2,601
Industrial	\$412,563,141	\$472,888,751	14.6%	1,509
Rural	\$9,722,421,160	\$11,869,635,220	22.1%	18,989
Other	\$1,502,134,760	\$1,639,768,550	9.2%	2,851
Total	\$21,947,519,401	\$26,727,393,591	21.8%	87,696

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 strong increase of 21.8% between 1 July 2020 and 1 July 2021, from \$21.9 billion to \$26.7 billion

Residential land values across the region experienced a strong increase of 24.7%. The strongest increases were experienced in Orange (39.7%) and Cowra (38.7%) given the high level of interest from purchasers seeking alternative lifestyle options in regional areas over metropolitan living. This movement combined with record low mortgage rates, improving economic conditions and low listing numbers has led to a strong increase in residential land values across the Central Tablelands.

Commercial land values across the region experienced a strong increase of 11.2%. The strongest increases were experienced in Mid-Western Regional (22.2%) and Orange (14.1%), mostly attributable to the strong demand from the health, tourism, manufacturing, and mining sectors, as well as returned market confidence following the effects of COVID-19.

Industrial land values across the region experienced a strong increase of 14.6%. Cowra (21.8%) and Orange (18.6%) experienced strong increases attributable to a limited supply of industrial land and strong demand from local businesses underpinned by confidence in these highly diversified local economies. Lithgow (-5.5%) experienced a moderate decrease due to the transition away from the coal industry.

Rural land values across the region experienced a strong increase of 22.1%. Very strong increases were recorded in Mid-Western Regional (30.2%), Blayney (27.5%) and Orange (25.1%) underpinned by the growth in regional residential markets and a continued trend of metropolitan purchasers seeking affordable lifestyle options in regional areas. This movement combined with low interest rates, strong economic confidence, and low sale listing numbers led to strong increases across all rural lifestyle markets across the region. Rural land values suitable for primary production experienced strong increases given high commodity prices, low interest rates and favourable seasonal conditions.