

January 2022

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

## 1 July 2021 land values published for Sydney Coast North region

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

Land values across the Sydney Coast North 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 Sydney Coast North region

| Property type | 01 Jul 2020              | 01 Jul 2021              | % change     | Property count |
|---------------|--------------------------|--------------------------|--------------|----------------|
| Residential   | \$171,556,424,983        | \$221,528,321,193        | 29.1%        | 104,800        |
| Commercial    | \$8,543,578,603          | \$9,631,382,461          | 12.7%        | 2,791          |
| Industrial    | \$3,437,747,400          | \$3,891,005,344          | 13.2%        | 1,422          |
| Rural         | \$2,692,202,390          | \$3,276,908,750          | 21.7%        | 1,206          |
| Other         | \$6,402,047,834          | \$7,067,722,691          | 10.4%        | 4,547          |
| <b>Total</b>  | <b>\$192,632,001,210</b> | <b>\$245,395,340,439</b> | <b>27.4%</b> | <b>114,766</b> |

### Sydney North Coast NSW region local government areas

Hunters Hill, Lane Cove, Mosman, North Sydney, Northern Beaches and Willoughby.

#### General overview

The total land value for the Sydney Coast North region increased very strongly by 27.4% between 1 July 2020 and 1 July 2021, from \$192.6 billion to \$245.4 billion.

Residential land values increased very strongly by 29.1% overall. The Northern Beaches experienced the highest increases driven by demand for properties with attractive natural amenity, those that offer superior access to lifestyle conveniences, and provide work from home options. Other contributing factors were transport infrastructure improvements, with the B Bus line service along with the upgrade of Mona Vale Road due to be completed in 2023 and the proposed Beaches link from Balgowlah to the city reducing travel times.

Commercial land values overall increased strongly by 12.7%. The North Sydney central business district showed the largest increase in values as it is currently undergoing a transition period with significant improvements to infrastructure along with high levels of redevelopment. Some commercial properties are also benefitting from the Sydney Metro Rail, which is reportedly due to open in 2024.

Industrial land values overall increased strongly by 13.2%. North Sydney industrial lands had very strong increases as these properties mostly contain residential and offices uses. These properties are near the North Sydney central business district and have benefitted from strong buyer demand in this area. The industrial regions such as Willoughby and Lane Cove have the added benefit of good transport links to business centres and being close to main arterial roads.

Rural land values overall increased strongly by 21.7%. The Northern Beaches is the only area within this region with rural zoned properties. There are a variety of property types that range from prestige rural homesites to isolated bushland sites. The rural residential market in this location has benefitted from purchasers seeking larger properties with attractive natural amenity, those that offer superior access to lifestyle conveniences, and provide work from home options. These rural properties are well located close to all services including hospitals, both public and private schools and major shopping precincts.