



MEDIA RELEASE

8 January 2019

1 July 2018 land values published for the Sydney West region

Land values for the Sydney West region have been published today by the Acting NSW Valuer General, Michael Parker. The land values reflect the property market at 1 July 2018.

Land values across the Sydney West region have generally increased since 1 July 2017.

Mr Parker 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,” Mr Parker said.

The 1 July 2018 land values have been prepared by private contract valuers with expertise in their local areas.

Property NSW manages the operation of the valuation system on behalf of the Valuer General and has quality assured the land values for accuracy and consistency.

Revenue NSW will use the 1 July 2018 land values to calculate land tax for registered land tax clients. For more information on land tax visit www.revenue.nsw.gov.au.

Visit www.valuergeneral.nsw.gov.au or call Property NSW on 1800 110 038 for more information on land values and the valuation system.

The latest land values for all properties in NSW are also available on the website along with information on trends, medians and typical land values for each local government area.

Editor’s note: For more information on land values in your region, see below.

Total land value for Sydney West region

Property type	1 July 2017	1 July 2018	% change	Property count
Residential	\$241,062,385,729	\$250,249,597,114	3.8%	452,768
Commercial	\$9,753,038,219	\$11,196,369,340	14.8%	4,910
Industrial	\$15,590,149,611	\$18,665,403,311	19.7%	6,801
Rural	\$22,978,134,266	\$25,129,123,263	9.4%	18,168
Other	\$13,378,484,556	\$13,835,463,310	3.4%	16,468
Total	\$302,762,192,381	\$319,075,956,338	5.4%	499,115

Sydney West region local government areas

Blacktown, Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and The Hills Shire.

Most councils are using 1 July 2016 land values for rating. All councils are scheduled to receive new land values as at 1 July 2019.

General overview

The total land value for the Sydney West region increased by 5.4% between 1 July 2017 and 1 July 2018 from \$302.8 billion to \$319.1 billion.

Residential land values increased overall by 3.8%. Movement in residential land values varied across the region. The Blue Mountains local government area had the strongest increase of 16.6% overall. The Hills Shire (0.7%) and Fairfield (1.5%) local government areas had steady residential land values.

Overall, industrial land values had the highest growth with a strong increase of 19.7%. The increases in industrial land values varied across the region. The Blacktown local government area had very strong increases in industrial land values of 33.1%. This was due to ongoing infrastructure and service improvements, and future development potential, through major initiatives like the Western Sydney Infrastructure Plan and Western Sydney Airport.

Commercial land values in the region also experienced a strong increase of 14.8%. The Blacktown local government area had the strongest growth in commercial land values recording a strong increase of 21.3%.

Overall, rural land values in the South West region had moderate increases of 9.4%. Increases in the local government areas were varied with the Blue Mountains rural lifestyle blocks experiencing the strongest increase of 21.3%.

Media contact: 0438 108 797