

January 2022

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

1 July 2021 land values published for Western Sydney region

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

Land values across the Western Sydney 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 Western Sydney region

Property type	01 Jul 2020	01 Jul 2021	% change	Property count
Residential	\$186,419,229,050	\$216,841,400,870	16.3%	374,978
Commercial	\$11,756,360,820	\$15,319,660,770	30.3%	4,187
Industrial	\$22,672,136,740	\$28,017,145,350	23.6%	6,129
Rural	\$13,446,832,980	\$17,895,639,000	33.1%	8,070
Other	\$6,398,815,816	\$7,108,309,085	11.1%	9,833
Total	\$240,693,375,406	\$285,182,155,075	18.5%	403,197

Sydney West region local government areas include

Blacktown, Camden, Campbelltown, Fairfield, Liverpool and Penrith.

General overview

The total land value for the Sydney West region experienced a strong increase by 18.5% between 1 July 2020 and 1 July 2021 from \$240.6 billion to \$285.1 billion.

Residential land values experienced a strong increase of 16.3% overall and occurred across the entire region. The south-west is benefiting from current and proposed development, as well as infrastructure projects and improved public and private transport networks around the Western Sydney Airport under construction at Badgerys Creek. The south-west region is a popular lower cost alternative area especially for the first home buyer market segment of the Sydney metropolitan area.

Commercial land values experienced a very strong increase of 30.3% overall. The movement in land values was not consistent across all market segments, however value uplifts in the commercial sector were driven by the demand for well-located properties in close proximity to infrastructure projects or with development potential. Stronger increases in Fairfield were due in part to demand for higher density properties surrounding commercial precincts.

Industrial land values in the region experienced a strong increase of 23.6% overall. These trends were driven by improved and proposed road transport infrastructure upgrades on the back of a booming industrial market in Sydney and lack of supply of serviced industrial land across Western Sydney not meeting increasing demand. Liverpool and Penrith local government areas have shown stronger increases due to local industrial estates nearby to the Western Sydney Airport under construction at Badgerys Creek.

Rural land values also experienced very strong increases by 33.1% overall. Many rural zoned areas located nearby or adjacent to existing and major planned rail and road infrastructure, that have mooted or established rezoning potential are additional factors influencing strong increases.