

January 2022

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

1 July 2021 land values published for South Coast NSW region

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

Land values across the South Coast 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 South Coast NSW region

Property type	01 Jul 2020	01 Jul 2021	% change	Property count
Residential	\$90,885,592,649	\$118,391,758,652	30.3%	213,553
Commercial	\$4,111,380,840	\$5,014,635,657	22.0%	5,154
Industrial	\$2,810,956,800	\$3,255,091,712	15.8%	3,198
Rural	\$13,037,732,268	\$17,631,787,729	35.2%	19,270
Other	\$8,069,274,644	\$10,285,299,184	27.5%	14,691
Total	\$118,914,937,201	\$154,578,572,934	30.0%	255,866

South Coast NSW region local government areas

Bega Valley, Eurobodalla, Kiama, Shellharbour, Shoalhaven, Wingecarribee, Wollondilly and Wollongong.

General

The total land value for the South Coast NSW region increased by 30% between 1 July 2020 and 1 July 2010 from \$118.7 billion to \$154.3 billion.

Residential land values saw very strong increases of 30.3% overall, with variations across each local government area. Very strong increases were seen in Eurobodalla (30.4%), Shoalhaven (49.2%), Kiama (53.5%) and Bega Valley (29.3%). Strong increases were experienced in Wollondilly (18.2%), Wingecarribee (21.7%), Wollongong (24.5%) and Shellharbour (20.2%). Purchasers driving the demand in this sector are transitioning from the larger population centres of Melbourne, Canberra and to a lesser extent Sydney, relocating for a lifestyle change.

Commercial land values increased by 22%, with very strong increases experienced in Kiama (29.8%), Shellharbour (38.4%) and Eurobodalla (39.7%). Strong to moderate increases were seen in Shoalhaven (22.5%), Wollongong (24.6%), Wingecarribee (6.2%) and Wollondilly, with Bega Valley remaining relatively steady. The demand from owner occupiers and investors is contributing to the tightening supply within the commercial market sector and has underpinned the land value increases.

Industrial land values in the region increased strongly by 15.8% overall. There have been relatively inconsistent patterns of value movement throughout the various industrial areas across the South Coast region. Eurobodalla and Wingecarribee had very strong increases of 42.9% and 30.2% respectively. Strong increases were seen in Shoalhaven (22.1%), Wollondilly (11.6%) and Wollongong (12.6%). Shellharbour (6.9%) and Bega Valley (5.6%) saw moderate increases, while Kiama experienced a slight increase of 2.3% with a relatively limited supply underpinning value increases in most industrial precincts.

Overall, rural land values in the region saw very strong increases of 35.2%, which was consistent across most local government areas including Eurobodalla (34.1%), Shoalhaven (47.9%), Wollondilly (28.4%), Wingecarribee (30.2%) and Kiama (47.9%). Strong increases were seen in Shellharbour (13.6%), Wollongong (20.3%) and Bega Valley (24.1%).

The increases in the rural market are underpinned by high demand with limited supply, with properties being tightly held. Demand is due to a flow on effect from the active residential market and high demand for rural lifestyle and rural holdings from purchasers seeking properties within commutable distances to larger population centres.