



Valuer General's Report on NSW Land Values at 1 July 2016



Valuer General

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Introduction

The Valuer General is responsible for providing independent and impartial land values for use by the State Government and councils for taxing and rating.

Land values are determined annually by independent valuers on behalf of the Valuer General. The valuations are quality assured through a range of system checks and audits before being entered on the Register of Land Values.

Valuers have determined the 2016 land values for over 2.5 million properties across NSW.

The new land values reflect the real estate market at 1 July 2016 and were based on the analysis of over 48,000 property sales.

NSW has experienced another strong year for land values, with increases across all sectors of the property market.

The total land value of NSW increased by 11.3% to \$1.5 trillion in the 12 months to 1 July 2016.

This report provides an overview of the 2016 land values across NSW and how they were made.

Land values are publically available on the Valuer General's website www.valuergeneral.nsw.gov.au along with a wide range of information about land values and the valuation system. Information includes interactive summaries for 2016 land values, property sales, fact sheets and policies explaining how values are made.

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Valuation totals and trends

Number of properties per year

Year	Total property count
2012	2,449,770
2013	2,484,421
2014	2,510,506
2015	2,535,178
2016	2,538,414

Total land value trends

Year	Total land value	% change from previous year
2012	\$953,724,200,834	-2.33%
2013	\$990,916,649,172	3.90%
2014	\$1,116,528,444,215	12.68%
2015	\$1,347,352,649,849	20.67%
2016	\$1,499,347,225,550	11.28%

Number of sales analysed

Year	Total sales analysed
2012	39,532
2013	42,527
2014	43,667
2015	45,698
2016	48,287

*Data extracted November 2016

Land use summaries

Number of properties for each land use type

Land use	Total property count
Residential	2,103,394
Commercial	59,656
Industrial	37,842
Rural	238,696
Other *	93,509

*Includes community uses, forestry, national parks, nature reserves, open space, recreation, reserved roads, special uses and waterways zones.

"Total properties in zone" for 2016 varies slightly from total property count as the data was extracted from the live database on different dates.

Total land value for each land use type trends

Land use	2015	2016	% change
Residential	\$1,083,232,339,782	\$1,203,386,248,141	11.1%
Commercial	\$73,195,556,488	\$83,123,236,469	13.6%
Industrial	\$37,228,867,741	\$41,091,468,129	10.4%
Rural	\$100,126,205,062	\$112,197,228,626	12.1%
Other *	\$53,140,278,071	\$56,899,994,273	7.1%

Residential

Residential land values in NSW increased by 11.1% to a total of \$1.2 trillion in the 12 months to 1 July 2016. This was a continuation of the trend seen in the preceding two years.

The land values were based on the analysis of over 38,000 residential property sales across NSW.

The Sydney metropolitan area experienced the strongest increases. Land values in the south western growth areas of Campbelltown, Camden, Liverpool and Wollondilly local government areas (LGAs) increased by around 25%, and the north western areas of Hawkesbury and The Hills by around 18%. Burwood (37.5%), parts of Canterbury-Bankstown (previously Canterbury) (25%) and parts of Inner West (previously Ashfield) (24.6%) also recorded strong increases in residential land values driven by demand for property with redevelopment potential, close to transport and the Sydney Central Business District (Sydney CBD).

Not all areas increased at the same rate. Residential land values north and south of the Sydney CBD generally showed increases of 10% to 15%, while values in Sydney's eastern suburbs (Randwick, Waverley and Woollahra LGAs) all increased by less than 5%.

Coastal areas of NSW also recorded moderate increases with residential land values in most areas increasing between 5% and 13%. This included the major population centres of Wollongong (7.8%) and Newcastle (13.2%) LGAs.

There were mixed results in regional NSW with residential land values in most LGAs remaining stable or recording slight increases of up to 5%. Broken Hill and the mining areas of the Hunter (Muswellbrook, Singleton and Upper Hunter LGAs) recorded falls in land values ranging from about 8% to 15%.

There are now 16 LGAs where the median residential land value is over one million dollars. These areas are all in the eastern or central parts of the metropolitan area. The highest median land value is in the LGA of Mosman at \$1,840,000, up 12.2% in the year to 1 July 2016, followed by Woollahra at \$1,815,000, up 5.5%. The lowest median residential land value is in the Central Darling LGA, \$2,400, which increased by 62.1% from a low base which results in a large percentage movement.

Commercial

Commercial land values experienced the highest rate of increase of all land types in NSW over the 12 months to 1 July 2016, with the total value of all commercial land going up by 13.6% to \$83 billion.

The land values were based on the analysis of over 1,800 commercial property sales across NSW.

Commercial land values in the Sydney CBD increased strongly in the year to 1 July 2016. The purchase of commercial buildings for demolition and/or conversion to residential or hotel use seen over recent years has continued, although this market is likely to be impacted in the near future by the Draft Central Sydney Planning Strategy which seeks to restrict residential use in the Sydney CBD and increase floor space for employment purposes. The commercial investment market has also been strong with rents rising and incentives falling. While premium vacancy rates were around 11%, overall commercial vacancies fell to 5.6% in July 2016; the lowest level since early 2008. These factors have led to the total land value in Metropolitan Centre zoned land increasing by 13.7% over the year to 1 July 2016.

Increases in land value were reasonably consistent across the remainder of the Sydney metropolitan area with commercial land values in the majority of LGAs increasing by between 10% and 20%. Stronger

increases were experienced in the LGAs of Burwood, Canada Bay, parts of Canterbury-Bankstown (previously Canterbury) and Inner West (previously Ashfield and Marrickville), and Strathfield which increased by up to 38%. These increases can be attributed to urban renewal projects and demand for land close to transport and the Sydney CBD. North Sydney, parts of the Northern Beaches (previously Pittwater), Waverley and Willoughby LGAs showed exceptions to these trends, with commercial land values remaining steady or increasing by less than 5%.

With some exceptions, commercial land values in coastal LGAs showed increases ranging from approximately 5% to 15%. This included the LGAs of Wollongong (8.3%) and Newcastle (14.3%). Kempsey was the main exception to this trend with commercial land values falling by 2.8%.

In other regional areas commercial land values were mostly steady over the 12 months to 1 July 2016. Significant exceptions to this trend were seen in parts of Cootamundra-Gundagai (previously Gundagai), Narromine and Temora where land values increased by 10 to 15% and in parts of Snowy Monaro (previously Cooma-Monaro), Upper Hunter and Walcha LGAs, where land values fell by up to 8%.

Industrial

Industrial land values continued to increase in NSW over the 12 months to 1 July 2016, with the total value of all industrial land increasing by 10.4% to \$41 billion.

The land values were based on the analysis of almost 1,300 industrial property sales across NSW.

The increases were predominantly in metropolitan areas with the highest increases in significant industrial areas being in the LGAs of Camden (26.7%), Canada Bay (69.5%), and parts of the Inner West, previously Leichhardt (29.8%) and Marrickville (36.8%). Industrial land values in coastal centres generally showed slight to moderate increases including the larger centres of Newcastle (5.4%) and Wollongong (7.7%).

Industrial land values across the remainder of the state were generally stable with 73 LGAs recording changes in total industrial land values of less than 2%. Significant variations to this trend were seen in the western centres of Bogan, Broken Hill and Central Darling LGAs which experienced very strong growth, although from lower value bases. A number of mining centres saw moderate decreases in land value.

Rural

Rural land values continued to increase in NSW over the 12 months to 1 July 2016, with the total value of all rural land growing by 12.1% to \$112 billion.

The land values were based on the analysis of around 6,000 rural property sales across NSW.

Although rural land values increased in over 90% of LGAs with rural lands, the changes were not consistent across the state.

Much of the broad acre rural production areas experienced strong growth in land values on the back of increased confidence in the rural sector following good rainfall and continuing strong commodity prices. This was particularly evident in the normally dryer parts of the state which experienced strong increases of between 20% to 30% with Bourke (44.3%) and Brewarrina (52.5%) LGAs showing very strong increases.

However, the southern parts of the state, the Hunter region and parts of the Tablelands were more subdued, showing only slight increases.

Rural land values in coastal areas which are often influenced by the demand for hobby farms and smaller farms remained steady or saw slight increases of up to 5%.

Rural areas adjoining Sydney's residential growth areas experienced strong growth in values with rural land values in all LGAs adjoining Sydney's western fringe growing by more than 20%.

Zones in each land use

Land Use	Zones included in each land use	
Residential	Environmental Living	Mixed Residential/Business
	General Residential	Mixed Use
	High Density Residential	Mixed Use Development
	Large Lot Residential	Residential
	Low Density Residential	Undetermined, or Village
	Medium Density Residential	Village
Commercial	Business	Local Centre
	Business Development	Metropolitan Centre
	Business Park	Neighbourhood Centre
	Commercial Core	Sydney Commercial / Business
	Enterprise Corridor	North Sydney Commercial / Business
Industrial	General Industrial	Light Industrial
	Heavy Industrial	Working Waterfront
	Industrial	
Rural	Non Urban	Rural Landscape
	Primary Production	Rural Small Holdings
Other	Community Uses	Protection
	Comprehensive Centre	Public Recreation
	Employment	Recreational Waterways
	Environmental Conservation	Reserve Open Space
	Environmental Management	Reserved Roads
	Forestry	Reserved Special Uses
	Infrastructure	Special Activities
	National Parks	Special Uses
	National Parks & Nature Reserves	Tourist
	Natural Waterways	Transition
	Open Space	Working Waterways
	Private Recreation	

Regional summaries

NSW has been divided into 14 regional areas for the purpose of providing summaries to describe land value movements for the main property types in the region.

Sydney regions are – Sydney East, Sydney Central and Sydney West.

The regions outside Sydney generally follow Local Land Services regional boundaries.

Total land values for NSW by region

Region	Total number of properties	Total land values at 1 July 2016	% change to previous year's land value
Central Tablelands	83,830	\$15,049,734,228	4.7
Central West	71,630	\$13,731,612,089	13.4
Hunter	429,522	\$128,844,248,803	8.7
Illawarra	200,430	\$75,591,871,049	10.4
Murray	54,620	\$9,730,964,549	6.6
North Coast	206,387	\$58,839,060,928	8.4
North West	60,187	\$16,430,378,937	8.0
Northern Tablelands	36,325	\$8,126,315,610	9.5
Riverina	76,726	\$14,443,948,657	9.1
South East	116,239	\$26,665,742,686	2.6
Sydney Central	363,519	\$375,833,880,723	14.3
Sydney East	325,300	\$492,851,953,356	8.6
Sydney West	483,759	\$258,129,286,656	15.5
Western	26,623	\$2,429,177,367	16.4

Central Tablelands

Total land values for the Central Tablelands region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$6,774,217,536	\$7,018,029,676	3.6%	58,194
Commercial	\$700,406,295	\$727,687,669	3.9%	2,557
Industrial	\$367,375,231	\$376,471,690	2.5%	1,522
Rural	\$6,032,690,250	\$6,379,752,839	5.8%	18,891
Other	\$498,362,081	\$547,792,354	9.9%	2,666
Total	\$14,373,051,393	\$15,049,734,228	4.7%	83,830

Central Tablelands region LGAs

Bathurst Regional, Blayney Shire, Cabonne, Cowra Shire, City of Lithgow, Mid-Western Regional, Oberon and Orange City.

Regional land value information

The total land value for the Central Tablelands region has increased over the 12 month period to 1 July 2016 by 4.7% from \$14.37 billion to \$15.05 billion.

Residential land values across the region increased slightly by approximately 3.6%. The highest increases occurred in the City of Lithgow, which showed an increase of 8.1% and Cabonne, which showed an increase of 9%.

Demand for well-located commercial property in Orange, particularly by investors, resulted in a moderate increase of 9.5%.

Industrial land values across the region showed a slight increase of 2.5%. However, industrial land in Cowra showed an increase of 10.4%, while industrial land in Oberon showed an increase of 14.8% due to a limited supply of industrial land in established locations.

Strong stock and commodity prices, along with good seasonal conditions, have driven demand in the rural market with values increasing overall by 5.8%.

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

Central West

Total land values for the Central West region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$3,308,352,696	\$3,526,022,560	6.6%	45,977
Commercial	\$323,466,060	\$327,584,775	1.3%	2,262
Industrial	\$214,882,640	\$215,187,660	0.1%	1,341
Rural	\$8,103,194,462	\$9,496,008,850	17.2%	20,578
Other	\$159,034,591	\$166,808,244	4.9%	1,472
Total	\$12,108,930,449	\$13,731,612,089	13.4%	71,630

Central West region LGAs

Hilltops (previously Boorowa, Harden Shire and Young Shire), Coonamble Shire, Dubbo Regional (previously Dubbo City and Wellington), Forbes Shire, Gilgandra Shire, Lachlan Shire, Narromine Shire, Parkes Shire, Warren Shire, Warrumbungle Shire, and Weddin Shire.

Regional land value information

The total land value for the Central West region has increased over the 12 month period to 1 July 2016 by 13.4% from \$12.11 billion to \$13.73 billion.

Rural zoned land saw the largest increase in the Central West region, with an overall increase of 17.2%. Exceptions to this trend were seen in the former Harden and Young Shires, where values increased by 5% to 7% and in the Gilgandra and Parkes Shires, where values increased by between 2% and 3%.

Residential land values showed an overall increase of 6.6% throughout the region. However, residential land values remained steady in the council areas of Coonamble, Parkes, Warrumbungle and Weddin and the former council areas of Boorowa and Wellington.

Overall, commercial land values remained steady across the region, with the exception of commercial land in Gilgandra Shire Council, which increased by 5.2%, Narromine Shire Council, which increased by 9.6%, and Warren Shire Council, which increased by 5.9%.

Industrial land values remained steady across the region. However, industrial land in Gilgandra Shire Council showed a strong increase of 15.8%.

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Hunter

Total land values for the Hunter region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$94,293,905,509	\$103,503,526,772	9.8%	360,120
Commercial	\$4,176,527,020	\$4,453,975,370	6.6%	8,224
Industrial	\$2,469,611,618	\$2,556,630,848	3.5%	5,546
Rural	\$11,896,421,775	\$12,269,464,785	3.1%	36,723
Other	\$5,737,793,236	\$6,060,651,028	5.6%	18,909
Total	\$118,574,259,158	\$128,844,248,803	8.7%	429,522

Hunter region LGAs

Central Coast (previously Gosford City and Wyong Shire), Cessnock City, Dungog Shire, Mid-Coast (previously Gloucester Shire, Great Lakes and Greater Taree City), Lake Macquarie City, Maitland City, Muswellbrook Shire, Newcastle City, Port Stephens, Singleton Shire, and the Upper Hunter Shire.

Regional land value information

The total land value for the Hunter region has increased over the 12 month period to 1 July 2016 by 8.7% from \$118.57 billion to \$128.84 billion.

However, decreases were experienced in land values in and around the Hunter coalfields due to the downturn in the coal mining industry. Muswellbrook (-5.3%), Singleton (-2.9%), and Upper Hunter (-3.1%) LGAs all experienced decreases.

Residential properties experienced the largest increase in land values with an overall increase of 9.8%. Residential land in coastal areas such as Newcastle (13.2%), Wyong (12.7%), and Gosford (10.2%) LGAs saw strong increases. These areas have experienced strong demand, and infrastructure projects like the upgrade of the Central Coast Highway and Hunter Expressway are continuing to have a positive influence on land values.

Commercial land values in the Hunter region increased moderately by 6.6%. Renewed interest in mixed use sites allowing high rise residential development had a positive influence on commercial land values in Newcastle (14.3%), with strong increases also experienced in Lake Macquarie (13.0%).

Industrial land values across the region increased slightly by 3.5%. The strongest increase was experienced in the former Wyong LGA (8.7%), with the largest decrease in Singleton (-11.3%).

Rural land values for the region increased slightly by 3.1%. Moderate increases were experienced in larger broad acre holdings. Lake Macquarie showed a strong increase of 10.7%, influenced by high demand for hobby farms and rural home sites.

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

Illawarra

Total land values for the Illawarra region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$51,288,558,381	\$56,761,113,830	10.7%	168,491
Commercial	\$2,843,012,880	\$3,076,224,320	8.2%	4,353
Industrial	\$1,704,125,580	\$1,803,152,260	5.8%	2,590
Rural	\$7,375,895,798	\$8,405,853,328	14.0%	13,149
Other	\$5,281,998,437	\$5,545,527,311	5.0%	11,847
Total	\$68,493,591,076	\$75,591,871,049	10.4%	200,430

Illawarra region LGAs

Municipality of Kiama, Shellharbour City, Shoalhaven City Council, Wingecarribee Shire Council, Wollondilly Shire, and Wollongong City.

Regional land value information

The total land value for the Illawarra region has increased over the 12 month period to 1 July 2016 by 10.4% from approximately \$68.49 billion to \$75.59 billion.

There was an overall increase in land values of 10.7% for residential properties. This is slightly more than for Wollongong residential land values which generally increased between 7% and 10%. The highest increases in the region were recorded in the Wollondilly, Wingecarribee and Shoalhaven areas. Residential land values in Milton increased by 46% due to the area's popularity as a weekend tourist destination and its affordability relative to nearby beachside localities. Similarly, the value of residential land in Hilltop and rural residential land east of Wilton increased by around 40%.

Overall, commercial land values in the Illawarra region increased by 8.2%. However, commercial land values increased by 36% in Tahmoor, and by 58% in Appin.

Industrial land values showed an overall increase of 5.8%. Land values in the major industrial areas of Wollongong generally showed increases of between 4% and 11%, while properties in the smaller centres of Bomaderry, Huskisson and Sussex Inlet showed increases of approximately 10%.

Rural land values varied across the Illawarra region, but showed an overall increase of 14%. Rural land values in the Shoalhaven, Wollondilly and Wingecarribee LGAs were influenced by a growth in residential development and demand for rural small holdings. These areas experienced overall increases of between 11% and 21%. Land values in the Tahmoor/Thirlmere locality showed even stronger increases of between 30% and 40%.

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

Murray

Total land values for the Murray region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$4,440,799,731	\$4,671,869,844	5.2%	40,362
Commercial	\$336,348,660	\$367,444,788	9.2%	1,055
Industrial	\$223,321,270	\$232,100,912	3.9%	1,331
Rural	\$3,849,444,575	\$4,170,656,841	8.3%	10,608
Other	\$281,851,740	\$288,892,164	2.5%	1,264
Total	\$9,131,765,976	\$9,730,964,549	6.6%	54,620

Murray region LGAs

Albury City, Berrigan Shire, Edward River (previously Conargo Shire and Deniliquin), Federation (previously Corowa Shire and Urana Shire), Greater Hume Shire, and Murray River (previously Murray Shire and Shire of Wakool).

Regional land value information

The total land value for the Murray region has increased over the 12 month period to 1 July 2016 by 6.6% from \$9.13 billion to \$9.73 billion.

Overall land values in the Murray region showed slight to moderate increases. Exceptions to this trend were the former LGAs of Corowa (10.6%) and Urana (14.9%) where land values experienced strong increases.

The largest increases overall were for properties zoned commercial (9.3%) and rural (8.3%). The strongest increases in commercial land values occurred in Albury (11.9%) and Murray (5.1%) while Corowa and Wakool remained steady.

The strongest increases in rural land values occurred in Albury (13.9%), Corowa (22.2%), and Urana (15.6%). These increases follow good seasonal conditions and continuing strong commodity prices.

There was an overall increase of 5.2% for residential land values across the region. Albury (6.1%) showed the largest increase, influenced in part by increases of up to 16% in the urban growth corridor of Thurgoona.

Industrial land values across the Murray region showed an overall slight increase of 3.9%. The Albury LGA (4.7%) and former Deniliquin LGA (3.0%) increased slightly, while industrial land values in Berrigan and the Murray River LGAs remained steady.

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North Coast

Total land values for the North Coast region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$35,634,496,127	\$39,100,939,258	9.7%	149,796
Commercial	\$2,739,543,786	\$2,917,307,710	6.5%	5,322
Industrial	\$1,048,626,560	\$1,124,831,610	7.3%	3,296
Rural	\$12,541,762,111	\$13,189,758,476	5.2%	41,624
Other	\$2,325,348,115	\$2,506,223,874	7.8%	6,349
Total	\$54,289,776,699	\$58,839,060,928	8.4%	206,387

North Coast region LGAs

Ballina Shire, Bellingen Shire, Byron Shire, Clarence Valley, Coffs Harbour City, Kempsey Shire, Kyogle, Lismore City, Nambucca Shire, Port Macquarie-Hastings, Richmond Valley, and Tweed Shire .

Regional land value information

The total land value for the North Coast region has increased over the 12 month period to 1 July 2016 by 8.4% from \$54.29 billion to \$58.84 billion.

Overall land values in the North Coast region showed a moderate increase. Exceptions to this trend were the LGAs of Kyogle (-0.1%) and Kempsey (0.4%) where land values were generally steady.

The continuing upgrade of the Pacific Highway along the Mid North Coast is influencing land values, with Port Macquarie (8.2%) and Nambucca Heads (5.4%) showing moderate increases.

The largest increase in land values in the region was for residential properties, with an overall increase of 9.7%. The largest increases occurred in Ballina (13.8%), Tweed (11.5%), Lismore (12.5%) and Byron (10.5%).

Overall land values for commercial land increased by 6.5%. The largest increases occurred in the LGAs of Byron (11.7%) and Tweed (9.9%).

Total industrial land values for the region increased by 7.3%. The highest increases were recorded in Bellingen (17.8%), Nambucca (13.7%) and Byron (12.6%).

Rural land values for the region have shown a moderate increase of 5.2%. The largest increases occurred in Ballina (10.4%) following strong demand for rural lifestyle properties.

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

North West

Total land values for the North West region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$3,463,421,600	\$3,699,974,836	6.8%	40,483
Commercial	\$384,477,130	\$386,478,360	0.5%	1,945
Industrial	\$223,980,060	\$238,707,575	6.6%	1,083
Rural	\$11,006,905,021	\$11,958,813,906	8.7%	14,038
Other	\$138,522,880	\$146,404,260	5.7%	2,638
Total	\$15,217,306,691	\$16,430,378,937	8.0%	60,187

North West region LGAs

Gunnedah Shire, Gwydir Shire, Liverpool Plains Shire, Moree Plains Shire, Narrabri Shire, Tamworth Regional and Walgett Shire.

Regional land value information

The total land value for the North West region has increased moderately over the 12 month period to 1 July 2016 by 8.0% from \$15.22 billion to \$16.43 billion.

Rural land values showed the largest overall increase of 8.7% due to improved seasonal conditions over the period. There were strong increases in large scale cropping and grazing properties in the LGAs of Moree Plains (12.2%) and Gwydir (14.6%). However rural land values in the LGAs of Gunnedah (0.59%) and Liverpool Plains (1.02%) were steady.

The total residential land value across the region increased by 6.8%. The highest increase occurred in Walgett (14.1%) following very strong increases experienced in the town of Lightning Ridge (29%). Residential land values in Tamworth (9.6%) increased moderately due in part to ongoing demand for vacant land in the new estates at Calala and Hillview. However, residential land values in Gunnedah, Liverpool Plains, Moree and Narrabri remained steady.

Most commercial land values across the region were steady. However, increases of 5% to 7% occurred in the Local Centre zoned areas of Tamworth and Moree. Walgett commercial land values increased slightly (1.6%).

Industrial land values across the region showed a moderate increase of 6.6%. Tamworth experienced the highest increase (9.7%) due to limited supply and strong demand for industrial land.

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Northern Tablelands

Total land values for the Northern Tablelands region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$2,066,939,747	\$2,194,478,347	6.2%	22,842
Commercial	\$143,613,460	\$144,297,560	0.5%	944
Industrial	\$90,432,660	\$90,138,070	-0.3%	516
Rural	\$5,026,750,726	\$5,599,371,329	11.4%	11,569
Other	\$93,530,789	\$98,030,304	4.8%	454
Total	\$7,421,267,382	\$8,126,315,610	9.5%	36,325

Northern Tablelands region LGAs

Armidale Regional (previously Armidale Dumaresq and Guyra Shire), Glen Innes Severn, Inverell Shire, Tenterfield Shire, Uralla Shire and Walcha.

Regional land value information

The total land value for the Northern Tablelands region has increased over the 12 month period to 1 July 2016 by 9.5% from \$7.42 billion to \$8.13 billion.

Rural properties showed the highest overall increase of approximately 11.4%. Good seasonal conditions together with strong commodity prices for beef and lamb have been the main drivers for strong increases in rural land values in the region. Inverell LGA showed the strongest increase (20.3%), while the lowest growth was experienced in the Walcha LGA (7.9%).

Residential land values increased by 6.2% overall. The highest increases were in the LGAs of Uralla (12.1%), Inverell (7.7%) and Armidale (7.2%), whilst Walcha (-4.9%) and Glen Innes (-2.1%) showed a decrease in value.

Commercial land values across the region generally remained steady. The strongest increase occurred in the LGA of Uralla (16.8%). However, commercial land values decreased in the LGAs of Walcha (-5.3) and Glen Innes (-2.4%) reflecting lower demand for commercial property in these areas.

Industrial land values for the region have generally remained steady. The strongest increase was experienced in Uralla (9%), with the largest decrease in Walcha (-5%).

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

Riverina

Total land values for the Riverina region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$4,837,977,860	\$5,158,204,603	6.6%	52,592
Commercial	\$658,600,270	\$692,803,798	5.2%	2,430
Industrial	\$315,308,990	\$319,527,650	1.3%	1,545
Rural	\$7,159,928,948	\$7,993,332,414	11.6%	18,462
Other	\$266,907,149	\$280,080,192	4.9%	1,697
Total	\$13,238,723,217	\$14,443,948,657	9.1%	76,726

Riverina region LGAs

Bland Shire, Carrathool Shire, Coolamon Shire, Cootamundra-Gundagai Regional (previously Cootamundra Shire and Gundagai Shire), Griffith City, Hay Shire, Murrumbidgee (previously Jerilderie Shire and Murrumbidgee Shire), Junee Shire, Leeton Shire, Lockhart Shire, Narrandera Shire, Temora Shire, and Wagga Wagga City.

Regional land value information

The total land value for the Riverina region has increased over the 12 month period to 1 July 2016 by 9.1% from \$13.24 billion in 2015 to \$14.44 billion in 2016.

Overall land values in the region showed a moderate increase. Exceptions to this trend were the LGAs of Lockhart (18%), Griffith (13.1%), and Bland (18.1%) where land values increased strongly. The former LGAs of Gundagai (1.6%) and Murrumbidgee (-1.3%) remained stable overall.

The largest increase in land values in the region was for rural properties, with an overall increase of 11.6%. The LGAs of Bland (20%), Carrathool (19.7%) and Lockhart (19.5%) experienced the strongest increases.

Residential land values showed moderate increases overall, however there were strong increases in the Griffith LGA (18.1%), while Coolamon (7.4%) and Junee (7.4%) LGAs experienced moderate increases. Land values in Murrumbidgee (-8.5%) decreased moderately as supply over the period exceeded demand.

Land values for commercial land increased moderately overall by 5.2%. Temora (14.6%) and Gundagai (14.4%) LGAs showed the strongest increases due to strength in the local rural and tourism industries.

Industrial land values for the region have remained steady. Exceptions to this trend were seen in Temora (10%) and Junee (8.1%), which both experienced moderate increases resulting from demand by industries supporting the rural sector. There were also smaller increases of around 5% in Griffith and Cootamundra.

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

South East

Total land values for the South East region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$15,187,933,394	\$15,599,502,354	2.7%	79,272
Commercial	\$826,868,520	\$846,719,550	2.4%	2,761
Industrial	\$584,530,860	\$579,362,400	-0.9%	1,843
Rural	\$7,776,648,524	\$7,975,642,747	2.6%	25,671
Other	\$1,627,881,820	\$1,664,515,635	2.3%	6,692
Total	\$26,003,863,118	\$26,665,742,686	2.6%	116,239

South East region LGAs

Bega Valley Shire, Snowy Monaro Regional (previously Bombala, Cooma-Monaro Shire and Snowy River Shire), Eurobodalla Shire, Goulburn Mulwaree, Queanbeyan-Palerang Regional (previously Palerang and Queanbeyan City), Snowy Valleys (previously Tumbarumba Shire and Tumut Shire), Upper Lachlan Shire, and Yass Valley.

Regional land value information

The total land value for the South East region increased slightly over the 12 month period to 1 July 2016 by 2.6% from approximately \$26 billion to \$26.67 billion.

There was an overall increase in land values of 2.7% for residential properties. The largest increases in residential land values were seen in the former council areas of Palerang, 5.1%, and Snowy River, 6.1%.

Overall, commercial land values increased slightly by 2.4%. However, commercial land values in the Goulburn Mulwaree Council area showed moderate increases of 7.4%, with investors and owner occupiers competing for the limited number of properties on the market.

Industrial land values generally remained steady across the region. Exceptions to this trend were seen in Yass Valley Council and the former council area of Palerang, where values increased by approximately 10%, as well as in Upper Lachlan Shire Council, where the total industrial land value fell by 6.2%.

Rural land values showed an overall slight increase of 2.6%, influenced by strong stock and commodity prices and good seasonal conditions.

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

Sydney Central

Total land values for the Sydney Central region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$295,872,849,180	\$337,115,891,996	13.9%	336,354
Commercial	\$13,317,524,300	\$16,209,593,010	21.7%	10,384
Industrial	\$10,729,496,851	\$12,662,979,506	18.0%	6,683
Rural	\$2,669,916,570	\$3,095,342,580	15.9%	2,273
Other	\$6,212,892,696	\$6,750,073,631	8.7%	7,825
Total	\$328,802,679,597	\$375,833,880,723	14.3%	363,519

Sydney Central region LGAs

Inner West (previously Ashfield, Leichhardt Municipal and Marrickville), City of Parramatta (previously Parramatta City, Holroyd City, Auburn City and part of The Hills Shire), Canterbury-Bankstown (previously Bankstown and Canterbury City), Burwood, City of Canada Bay, Shire of Hornsby, Ku-Ring-Gai, City of Ryde and Strathfield Municipal.

Regional land value information

The total land value for the Sydney Central region has increased over the 12 month period to 1 July 2016 by 14.3% from approximately \$328.80 billion to \$375.83 billion.

There was an overall increase in land values of 13.9% for residential properties. The highest increases were generally sites allowing residential unit development close to infrastructure, shops and services, particularly in Homebush, Flemington and South Strathfield where land values increased by around 76%. Residential land near the Burwood Town Centre and within the Parramatta Road Corridor Urban Transformation Strategy, however, showed significant increases of up to 100%.

Commercial land values showed the highest overall increase of about 21.7% with properties zoned for Mixed Use showing the strongest increases.

The value of industrial land showed an overall increase of 18%. The strongest increases were in the City of Canada Bay, which showed increases of 69.6%, influenced by urban renewal proposals in the Rhodes East Precinct and the Parramatta Road Corridor.

Rural properties in the Shire of Hornsby showed an overall increase of 15.9%, with the strongest increases in Arcadia, Fiddletown and Berrilee, which showed increases of approximately 26%.

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

Sydney East

Total land values for the Sydney East region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$384,535,491,463	\$416,948,343,468	8.4%	292,716
Commercial	\$39,319,267,535	\$44,600,268,807	13.4%	11,507
Industrial	\$7,531,594,530	\$7,937,344,720	5.4%	3,292
Rural	\$2,046,149,610	\$2,158,666,030	5.5%	1,209
Other	\$20,271,457,698	\$21,207,330,331	4.6%	16,576
Total	\$453,703,960,836	\$492,851,953,356	8.6%	325,300

Sydney East region LGAs

Bayside (previously Botany Bay and Rockdale City), City of Sydney, Municipality of Hunters Hill, Georges River (previously Hurstville City and Kogarah City), Lane Cove Municipal, Northern Beaches (previously Manly, Pittwater and Warringah), Mosman Municipal, North Sydney, Randwick City, Sutherland Shire, Waverly, Willoughby City, Woollahra Municipal.

Regional land value information

The total land value for the Sydney East region has increased over the 12 month period to 1 July 2016 by 8.6% from \$453.70 billion to \$492.85 billion.

There was an overall increase in land values of 8.4 % for residential properties. The highest increases were generally sites allowing medium and high density unit development which showed increases of over 20%. Land values for single residential sites in the eastern suburbs generally showed a slight increase.

Commercial land values showed the highest overall increase of about 13.4% for the year to 1 July 2016, with properties zoned mixed use allowing residential development showing the strongest increases. Sydney CBD land values showed similar increases, supported by increasing rents, falling incentives and the lowest vacancy levels since early 2008.

There was an overall increase in land values of about 5.4% for industrial properties. Light industrial zoned land in Mascot showed the greatest increase, with values increasing by 35%.

Rural land in the region is limited to the former Warringah and Pittwater council areas, comprising mainly of rural/residential lifestyle properties. The overall increase for rural land values was 5.5%. Rural land in Belrose, Oxford Falls and Warriewood, showed the strongest increases of 20% to 25%, while the value of rural land in Duffys Forest and Terry Hills remained steady.

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

Sydney West

Total land values for the Sydney West region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$180,953,440,495	\$207,522,757,733	14.7%	436,988
Commercial	\$7,385,122,832	\$8,332,129,890	12.8%	5,118
Industrial	\$11,698,922,291	\$12,924,217,701	10.5%	6,745
Rural	\$13,238,281,369	\$17,759,093,402	34.2%	18,074
Other	\$10,201,271,569	\$11,591,087,930	13.6%	16,834
Total	\$223,477,038,556	\$258,129,286,656	15.5%	483,759

Sydney West region LGAs

Blacktown City Council, Blue Mountains City Council, Camden Council, Campbelltown City Council, Fairfield City Council, Hawkesbury City Council, Liverpool City Council, Penrith City Council, and The Hills Shire Council (not including the part now merged with Parramatta City Council).

Regional land value information

The total land value for the Sydney West region has increased over the 12 month period to 1 July 2016 by 15.5% from \$223.48 billion to \$258.13 billion.

There was an overall increase in land values of 14.7% for residential properties. The highest increases were generally properties in the South West and North West Priority Growth Areas which have seen the construction of substantial new road and rail infrastructure. Increases of up to 39% have been recorded in the LGAs of Camden, Campbelltown, The Hills and Liverpool.

Commercial land values increased by an average of 12.8% with the highest increases experienced in mixed use zones that allow for residential unit development as well as commercial.

There was an overall increase in industrial land values of 10.5%. The highest increases were experienced in areas that have had significant new infrastructure development, such as Smeaton Grange and the Turner Road precinct in the Camden LGA, with increases ranging from 19% to over 100%. The lowest increases were recorded in established industrial areas such as Wetherill Park, Smithfield and Girraween which increased by up to 7%.

Rural properties recorded an overall increase in land values of 34.2%. This is largely attributed to the influence of the residential market, as much of the rural land in the region adjoins or is in close proximity to urban release areas.

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

Western

Total land values for the Western region

Property type	1 July 2015	1 July 2016	% change	Total properties in zone
Residential	\$573,956,063	\$565,592,864	-1.5%	19,207
Commercial	\$40,777,740	\$40,720,862	-0.1%	794
Industrial	\$26,658,600	\$30,815,527	15.6%	509
Rural	\$1,402,215,323	\$1,745,471,099	24.5%	5,827
Other	\$43,425,270	\$46,577,015	7.3%	286
Total	\$2,087,032,996	\$2,429,177,367	16.4%	26,623

Western region LGAs

Balranald Shire, Bogan Shire, Bourke Shire, Brewarrina Shire, Broken Hill City, Central Darling Shire, Cobar Shire, and Wentworth Shire.

Regional land value information

The total land value for the Western region has increased strongly over the period to 1 July 2016 by 16.4% from \$2.09 billion to \$2.43 billion.

Industrial (15.6%) and rural (24.5%) land values saw the largest increases, while residential and commercial land values remained generally steady. Good seasonal conditions and high livestock and commodity prices have been the main drivers for land value increases.

Overall residential land values were steady at -1.5%. Central Darling (15.2%) showed a strong increase in land values while the LGA of Wentworth (7.8%) showed a moderate increase. Broken Hill LGA (-11.6%) showed a strong decrease due to a downturn in the local mining industry.

Commercial land values remained steady across the region, with the exception of Central Darling which showed a significant increase. The increases in Central Darling (155%) are generally small in dollar terms for example, increases in land values from around \$900 to \$2200.

Industrial land values showed strong increases of 15.6% across the region, with the exception of Wentworth LGA (4.8%), which showed a slight increase, Bourke LGA which remained steady and Cobar LGA (-10%) which showed a moderate decrease.

Rural land values for the Western region increased by 24.5%. The exceptions were Balranald (2.0%) and Wentworth (4.8%) LGAs, which only increased slightly and Broken Hill, which remained steady.

For more information including interactive online land value summaries for all LGAs and 14 regions covering the state go to www.valuergeneral.nsw.gov.au

Land Valuations in NSW

The Valuer General is responsible for providing accurate and consistent land values for NSW. All land is valued each year.

What is land value?

Land value is the market value of the land only, as if it had sold on 1 July in the valuing year. It does not include the value of buildings or other structures.

Why is land valued?

Land values are used by councils to set rates and by the Office of State Revenue to calculate land tax. From 1 July 2017, the NSW Government will also use land value as one factor to calculate the Emergency Services Property Levy (ESPL). The ESPL will replace the current levy on property insurance to fund the cost of emergency services in NSW. For more information, visit espl.nsw.gov.au, or call 1300 78 78 72.

Where are land values published?

The Valuer General sends a Notice of Valuation to all landholders when councils receive new values for rating. Land tax assessments from the Office of State Revenue also show the land values used to calculate land tax. The Office of State Revenue sends registered land tax clients an assessment notice each year.

Land values are also published on the Valuer General's website. Visit www.valuergeneral.nsw.gov.au to find land values from across NSW.

Registered land tax clients can view the land values the Office of State Revenue used to calculate their land tax at www.osr.nsw.gov.au.

More information

To help the community better understand land values and how valuations are made, the Valuer General provides a wide range of free information. Visit www.valuergeneral.nsw.gov.au for:

- Interactive online land value summaries for all LGAs and 14 regions covering the state. These summaries include land value trends, median land values and sale prices, typical land values for all council areas and land value commentary.
- Property sales and land values from across NSW are available on the NSW Globe at property, street and suburb level.
- Valuation sales reports, showing sales analysed in the valuation process.
- Policies and fact sheets explaining how valuations are made.

Contract valuers prepare final valuation reports for each LGA describing the valuation process, the local real estate market and how these have been reflected in the new land values. These reports are also available on the website.

How is land valued?

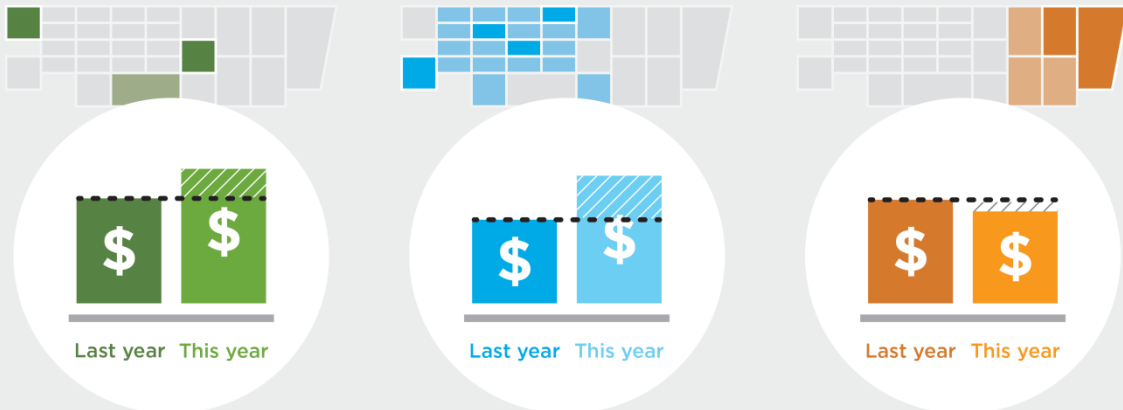
Step 1

Properties that are similar or are likely to experience a similar change in value are grouped together. This may include properties of comparable size, shape, features, location and zoning with similar nearby developments and infrastructure



Step 2

Valuers analyse the market and individually value a small number of representative properties within each group to determine how their land value has changed from the previous year. Land value does not include the value of buildings or other structures.



Step 3

Once the change has been confirmed it is then applied to the remaining properties in the group to determine their new land values



Step 4

New land values are checked for accuracy and consistency and made available to landowners

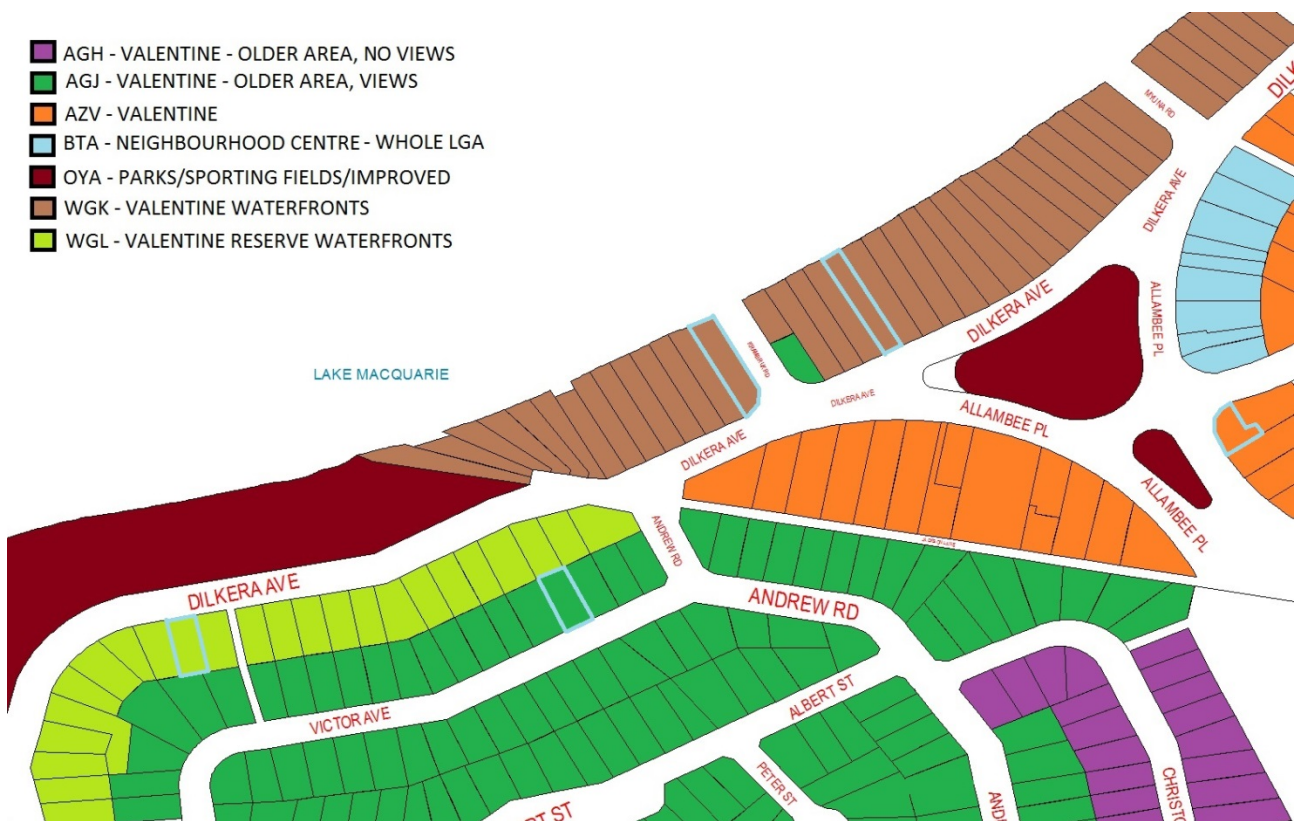


Most land is valued using the mass valuation process. This is where properties with similar features are valued together in groups called components. Properties in the component are expected to experience similar changes in value. All properties within a component must have the same zoning.

A benchmark property is selected from each component and valued as at 1 July each year. This shows how much the land value has changed in the past year. This change is applied to all properties in the component to work out their new values.

The new values are quality assured for accuracy and consistency before they are issued.

The example below shows a range of components in a locality. Waterfront properties are grouped separately to non-waterfront properties. Benchmark properties are outlined in blue.



Quality assurance of land values

The 1 July 2016 land values in each LGA were quality assured by both the contract valuer making the valuations and Valuation Services, a division of Property NSW before they were accepted and entered onto the Register of Land Values. Valuation Services manage the valuation system on behalf of the Valuer General.

While valuations are made through a mass valuation process, each land value must stand up to individual testing and must be able to be supported by available market evidence.

Quality assurance is therefore essential to ensure the accuracy of land values and to maintain the integrity of the valuation system.

Each contract valuer provided a valuation analysis report and quality statement certifying the quality assurance they undertook in the preparation of the land values. This included meeting annual requirements for the land value verification program. This program requires land values and property information to be individually reviewed through a systematic, risk based program (see table below).

Valuation Services checked the overall accuracy and consistency of the land values through a risk based quality assurance program and system based data integrity checks.

Checks included:

- Compliance with valuation statistical standards
- Compliance with component and benchmarking standards
- Review of the quantity and quality of sales analysis undertaken to support land values
- Review of land value exception reports including significant valuation changes
- Review of valuation accuracy through a risk based parallel valuation process under the supervision of the Land Valuation Advisory Group.

Statewide statistical quality measures

Valuation uniformity and accuracy is tested against a range of statistical requirements. The Western Sydney University has independently measured the level of statistical compliance for 1 July 2016 land values which is above targets for all major property types.

	2012	2013	2014	2015	2016	Target
% council areas meeting all standards – residential	88.9	97.0	98.5	98.6	98.6	90
% councils areas meeting all standards –commercial	81.0	84.9	87.6	90.4	87.5	85
% councils areas meeting all standards –industrial	82.6	92.0	87.7	90.1	92.8	85
% council areas meeting all standards - rural	70.2	78.5	85.2	84.0	86.7	75

*Data extracted November 2016

Land value verification

Valuation Year	Verified High risk properties	%	Verified moderate risk properties	%	Verified low risk properties	%	Total Verified	%
	<i>Target p.a: 100% Cycle: every year</i>		<i>Target p.a: 33.3% Cycle: every 3 years</i>		<i>Target p.a: 16.6% Cycle: every 6 years</i>			
2012	55,547	75%	118,117	33%	483,918	26%	698,120	28%
2013	67,549	93%	102,051	39%	427,902	22%	646,787	26%
2014	78,450	91%	130,837	40%	436,463	21%	647,802	26%
2015	82,182	92%	115,673	35%	430,500	21%	628,556	26%
2016	100,414	99.9%	153,556	46%	534,348	26%	788,318	31%
Total	384,142		620,234		2,313,131		3,409,583	

*Data for 2016 extracted January 2017. Data for all earlier years extracted June 2016.

Land tax thresholds

In September each year the Valuer General determines new land tax and premium rate thresholds for the coming year. The requirements for the determination of new thresholds are set out in Division 4A of the *Land Tax Management Act, 1956*.

The adjustments to the thresholds are based on the annual movement in the average land values of land within residential, commercial, business and industrial zones in NSW. The rate of change of land values in these zones from 1 July 2015 to 1 July 2016 was determined to be 11.087%.

The land tax threshold for the 2017 land tax year was determined to be \$549,000 and the premium rate threshold was determined to be \$3,570,000.

The new thresholds were published in NSW Government Gazette No. 82 of 14 October 2016.

Consider your land value

If you have concerns about your land value or the property information on your Notice of Valuation, visit www.valuergeneral.nsw.gov.au to:

- Find out more about your land value and explore interactive land value summaries
- find land values and property sales from across NSW and compare your land value to property sale prices
- read valuation policies and factsheets that explain how valuations are made.

You can also call us on 1800 110 038 to discuss your concerns.

Request a review kit

Our review kit explains how to have your land value reviewed. You can get a review kit online at www.valuergeneral.nsw.gov.au, or by calling us on 1800 110 038.

Lodge an objection

If you think your land value is incorrect, you can lodge an objection to have it reviewed. You should tell us why you think your land value or property information is wrong. The information you provide will help us do a thorough review.

Our review kit explains how you can lodge an objection.

Land value/property information reviewed

Reviewing your land value

A valuer who did not make the original valuation will review your land value. We will write to you to let you know the valuer's recommendation before we finalise your objection.

Reviewing your property information

We will review the property information. If we make any changes we will check to see if the change will affect your land value.

Objection finalised

We will try to resolve your objection within 90 days and will write to you with the outcome.

Not satisfied?

If you are not satisfied with the outcome of your objection you can lodge an appeal in the Land and Environment Court of NSW.

Call us at any time to discuss concerns

Call us on 1800 110 038 to discuss concerns with our valuation staff.

