

January 2022

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

1 July 2021 land values published for South East Regional NSW region

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

Land values across the South East Regional NSW 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 South East Regional NSW region

Property type	01 Jul 2020	01 Jul 2021	% change	Property count
Residential	\$13,775,120,305	\$15,906,082,250	15.5%	50,048
Commercial	\$734,132,690	\$866,026,220	18.0%	1,958
Industrial	\$567,929,680	\$674,728,140	18.8%	1,317
Rural	\$10,852,620,100	\$14,526,907,767	33.9%	20,531
Other	\$1,717,753,913	\$1,929,638,493	12.3%	4,104
Total	\$27,647,556,688	\$33,903,382,870	22.6%	77,958

South East Regional NSW region local government areas

Goulburn Mulwaree, Queanbeyan-Palerang Regional, Snowy Monaro Regional, Snowy Valleys, Upper Lachlan and Yass Valley.

General overview

The total land value for the South East Regional NSW region increased 22.6% between 1 July 2020 and 1 July 2021 from \$27.7 billion to \$33.9 billion.

Residential land values recorded an overall strong increase of 15.5%. Low interest rates, flexible working arrangements and shifting lifestyle preferences have increased the appeal of the region. Better property affordability compared to Sydney and the ACT has also led to increased demand and value levels. The Snowy Monaro area experienced a very strong increase of 34.9% due to the recent expansion of the Snowy 2.0 Scheme. Strong increases between 10-22% were seen throughout the remaining areas across the South East Regional area.

Commercial land values recorded a strong increase of 18%. Queanbeyan-Palerang Regional experienced a very strong increase 35.9% with solid demand in the Queanbeyan CBD and in the townships of Bungendore and Braidwood, despite the general disruption caused by the pandemic. Snowy Monaro Regional, Snowy Valleys and Upper Lachlan remained steady overall, with a moderate increase in Yass Valley (6.29%). Goulburn Mulwaree experienced a strong increase (14.55%).

Industrial land values recorded a strong increase of 18.8%. Snowy Monaro Regional experienced a very strong increase of 39.2% driven by the Snowy 2.0 project increasing demand for properties in Jindabyne and the Polo Flat area in Cooma. Upper Lachlan and Yass Valley remained steady with limited numbers of industrial properties in these areas.

Rural land values recorded a very strong increase of 33.9% attributed to solid demand for all types of rural property across the region. Upper Lachlan (45.89%) and Queanbeyan-Palerang Regional (34.18%) saw a very strong increase with Snowy Monaro Regional (24.63%) experiencing a strong increase. The increases follow good seasonal conditions, along with low interest rates and strong livestock prices having all supported a significant increase in demand for agricultural land and increased sale prices and land values. In general, the markets in bushfire impacted areas have also recovered with strong demand from existing holdings to expand in a high rainfall area, and from lifestyle purchasers from outside the area seeking hobby farms.