

Newsletter

From the NSW Valuer General



Valuer General

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www.valuergeneral.nsw.gov.au

Land values and rates

The *Local Government Act 1993* (the Act) provides flexibility for a council to provide a rating structure that distributes rates equitably between its ratepayers. Councils can choose the combination of rates, charges and fees, and pricing policies that are appropriate for its area and community.

Each council has a revenue policy that sets the rates and charges it needs to fund the services it provides to the community.

Councils use land values to distribute rates across the local government area. This is done in one of three ways:

- > using a combination of the land value of the property and a fixed amount per property

- > entirely on the land value of the property
- > entirely on the land value but subject to a minimum amount.

A change in your land value does not necessarily lead to a similar change in rates.

The income councils can make from rates is capped in a process called rate pegging. The rate peg limit is set by the Independent Pricing and Regulatory Tribunal (IPART) each year. Councils must ensure their total income from rates does not grow above the limit set by IPART, even if land values rise.

Contact your council for more information on how your rates are calculated.

Find your land value

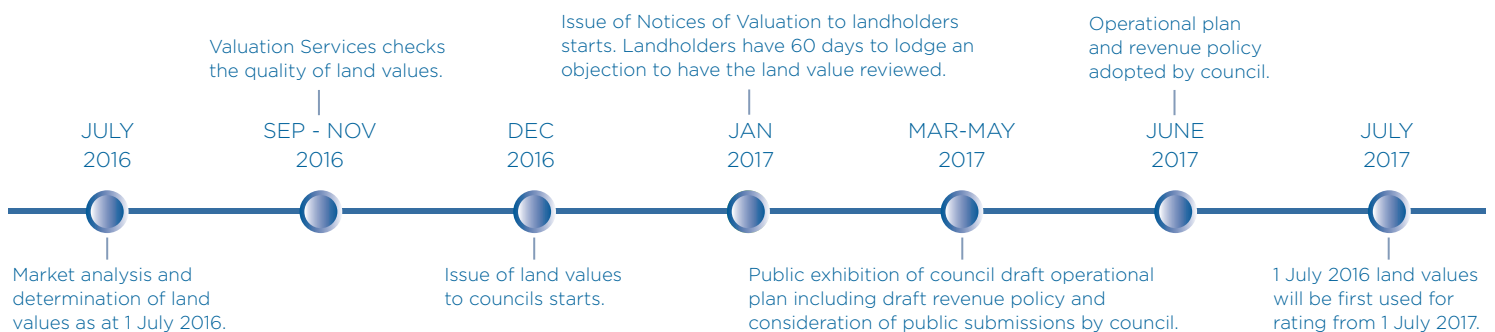
- > On your Notice of Valuation.
- > Visit www.valuergeneral.nsw.gov.au to:
 - use our land value search facility
 - access land values across NSW through the NSW Globe.
- > Call us on 1800 110 038.

Concerned about your land value?

- > Visit www.valuergeneral.nsw.gov.au for information about 1 July 2016 land values including interactive land value summaries showing:
 - land value trends
 - median land values and sale prices
 - typical land values.
- > Call us on 1800 110 038.

When will council use my land value?

1 July 2016 land values will be first used for rating from 1 July 2017.



How we value rural land

Rural land is valued like most other land in NSW, using a mass valuation approach where a representative property is individually valued to determine how much land values for similar properties have changed.

When valuing representative properties, valuers consider sales of similar properties.

Valuers consider all factors that influence the land's value such as:

- > land classification
- > land size
- > soil type, access, location
- > productivity of the land
- > property market conditions as at 1 July in the year of valuation
- > most valuable use of the land.

Land classifications are based on land type such as cropping, grazing, river flats and timbered hill country. When valuing properties with different types of land a rate for each type will generally be determined and applied.

More information on valuing rural land can be found in the fact sheet *Valuing rural land* and in the Valuer General's *Valuation of rural land policy*.

Need more information?

Visit www.valuergeneral.nsw.gov.au to:

- > read our policies and fact sheets on how different land types are valued
- > access property sales on the NSW Globe free of charge.

Click on:

ACCESS PROPERTY SALES ↗

to find property sales for individual properties going back to 2001.

Fire and Emergency Services Levy

The NSW Government has deferred the introduction of the Fire and Emergency Services Levy (FESL), which was due to come into effect on 1 July 2017.

Your council rates notice should not include any FESL charge. If you have concerns please call the FESL information line on 1300 78 78 72 or visit www.FESL.nsw.gov.au.

All landholders in NSW issued with 1 July 2016 land values

Up to now, councils generally received land values every three years on a rolling cycle across NSW. This resulted in councils across NSW using land values from different valuing years in the calculation of rates.

This year all councils have moved to a common valuation cycle and will be using 1 July 2016 land values for the calculation of rates.

The Valuer General has issued all landholders with 1 July 2016 Notices of Valuation showing their new land value for rating.

How we value heritage properties

Valuing heritage restricted land

Land is valued as heritage restricted if it is individually identified as a heritage item under either the *Heritage Act 1977* (the Act) or on a local environmental plan (LEP). Land identified under the Act is recorded on the State Heritage Register and issued with both a land value and a heritage value. Land individually identified as a heritage item in a LEP is issued with a land value under section 14G of the *Valuation of Land Act 1916*.

If your property has been determined 'heritage restricted' it will be noted on your Notice of Valuation.

Heritage conservation areas

Property located in a heritage conservation area, but not individually identified as a heritage item, is not valued as heritage restricted under section 14G of the *Valuation of Land Act 1916*. However the land values of properties in a conservation area do take into consideration any planning controls on development, including those that are a result of inclusion in the heritage conservation area under the LEP.

More information can be found in the Valuer General's policy *Valuation of heritage restricted land*.

Contact us

We are here to help.

☎ 1800 110 038
8.30am - 5.00pm Mon - Fri

✉ Valuation Services
Property NSW
PO Box 745
BATHURST NSW 2795

@ valuationenquiry@property.nsw.gov.au

Do you need an interpreter?

Please call TIS National on 131 450 and ask them to call Property NSW on 1800 110 038.

Feedback

Your feedback helps make improvements to the valuation system. If you would like to share your experience please write to:

✉ Simon Gilkes
Valuer General
GPO Box 15
SYDNEY NSW 2001

@ feedback@ovg.nsw.gov.au



131 450

