

Your Notice of Valuation: A brief guide to the land valuation process

What is land value?

Your land value is the dollar value of your land only. Land value does not include the value of your home, or other structures and improvements on your land.

Who values your land?

The NSW Valuer-General values all land in NSW on behalf of the State Government. Since 1997, qualified valuers have been contracted by the NSW Valuer-General to carry out land valuations.

Why is your land valued?

The value of your land is used by local councils and the State Government as one of the factors to set rates and taxes. Local Councils use land value and other factors to decide what rates you will pay. You can contact your local council if you want to find out how it uses your land value to calculate your rates. The State Government uses land values to establish land tax liability.

Information about land tax

Most land owners do not have to pay land tax. Your home (principal place of residence) or land you use for primary production is generally exempt from land tax.

You may be liable for land tax if the total value of other land you own in NSW (investment property, business premises or holiday home) exceeds the land tax threshold. The land tax threshold for 2008 is \$359,000.

The Valuer-General adjusts the threshold for land tax every year, in line with changes in the property market. Only a small percentage of land owners have to pay land tax.

The NSW Office of State Revenue manages land tax. If you own land other than your principal place of residence and are not sure if you are liable for land tax or if you require further information regarding land tax matters please contact the Office of State Revenue on telephone 1300 139 816 (within NSW) or 02 9685 2155 or via their web site at <http://www.osr.nsw.gov.au>

How is your land valued?

To value your land, a qualified valuer considers a number of factors, for example:

- Recent sales of property similar to yours;
- Location of your land;
- Soil type and land surface, such as slope;
- Planning and constraints on use, such as heritage restrictions;
- Any rights connected with ownership of the land, such as water rights.

The valuer relies on a range of materials and information including:

- Maps;
- Planning and development controls; and
- Local knowledge

Your valuation is recorded in the Register of Land Values, maintained by our Land and Property Information Division on behalf of the Valuer-General.

To keep valuations consistent, land is valued as at a “base date”, 1 July in the year the valuations are made.

When is your land valued?

The Valuer-General values your land every three or four years for council rating purposes. Each year about one third of the State’s local government areas are valued.

Lands subject to land tax are valued annually.

What information is in your Valuation Notice?

Your Valuation Notice records the value of your land as at 1 July 2008. The notice provides the following information:

- The land description details recorded on the Register of Land Values;
- The previous and current land values;
- The date of the valuation;
- The last day you can lodge an objection to your valuation;
- Contact details for your local office of our Land and Property Information Division.

On the back of the notice you will find:

- General information about valuations and inquiries;
- Information about the Office of State Revenue; and

- Land tax thresholds for the next tax year.

Can you object to the current valuation?

Yes. When you receive a notice of valuation or land tax assessment you can object to:

- The information about your land included on the valuation notice; or
- The dollar amount of the current valuation

How do you object?

If you want to object, you must write to the Land and Property Information Division by the date shown at the bottom of your valuation as the last date to object.

Your written objection must include the following details:

- Property number and the description of land as shown on your front notice;
- Your reasons for lodging the objection; as well as
- Any supporting information.

You should send your objection to the address of the Land and Property Information Division office shown on your notice. A valuer – NOT the original valuer – will consider your objection.

One of their Senior Valuation Officers will review the valuation of your land and may contact you to assess your objection. They will write to you to tell you whether your objection has been allowed or disallowed, including the reasons for the decision. This advice is known as a determination of the objection.

Can you appeal against the determination of the objection?

Yes. Only the land owner, or lessee or holders of an interest in the property, can appeal against the determination by lodging an application with the Land and Environment Court Registry. The Court is independent of the Valuer-General and establishes procedures to be followed in lodging an appeal and appearing in court. It also sets court fees.

Source: "Your Notice of Valuation: A brief guide to the land valuation process" by the NSW Department of Lands, October 2003.