

# ATTACHMENT

6.2.27

Base Date 1 July 2011 –  
General Revaluation Summary

The logo for the Mid-Western Regional Council features three overlapping, curved lines in green, orange, and yellow. Below these lines, the text "Mid-Western" is written in a large, bold, black sans-serif font, and "REGIONAL COUNCIL" is written in a smaller, black sans-serif font below it. A blue curved line is positioned at the bottom of the logo.

**Mid-Western**  
REGIONAL COUNCIL

## 2011-2012 Rate Estimate Analysis - General Valuation Report

### Model Summary

This rate model for the 2011/2012 year is primarily to highlight the impact of the change from 2007 to 2011 base date valuations. Total revenue has been maintained for each Category in order to highlight the effect of the value changes.

### Considerations

\*\*\*The total revenue raised from each category has been maintained at the 2011/12 level for this comparison, therefore:-  
\*\*\*There has been no annual percentage increase factored into this comparison  
\*\*\*Minimums remain at the 11/12 level for this comparison

### RATE - LV COMPARISON

\*\*\*The Table below subsequently indicates:-

\*\*\*under the heading of Revenue, a 0% increase to overall Revenue within each Category

\*\*\*under the heading of Land Value, a comparison of the 2007 base date to that of 2011 and indicates 6.17% variation

\*\*\*under the heading of Rates/Minimums the new rates in \$ and new Minimum Cut-Offs to produce same revenue based upon 2011 LVs

Note - The revenue shift from Res Urban to Res Rural is because the Res Rural LV (8.2%) increased more than Res Urban LV (-1.1%) while they continue to pay the same rate in \$

### LV DRILLDOWN

\*\*\*This Summary shows Basic Statistics and a Range Analysis by category

\*\*\*shows LV ranges and subsequent changes to rates payable, again in ranges

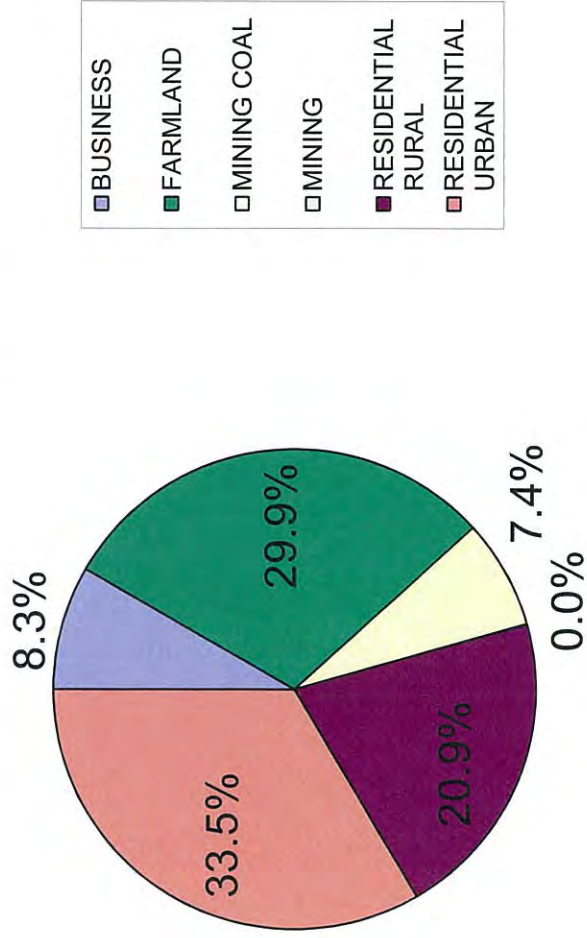
\*\*\*Graphs highlight information in table

## 2011-2012 Rate Estimate Analysis - General Valuation Report

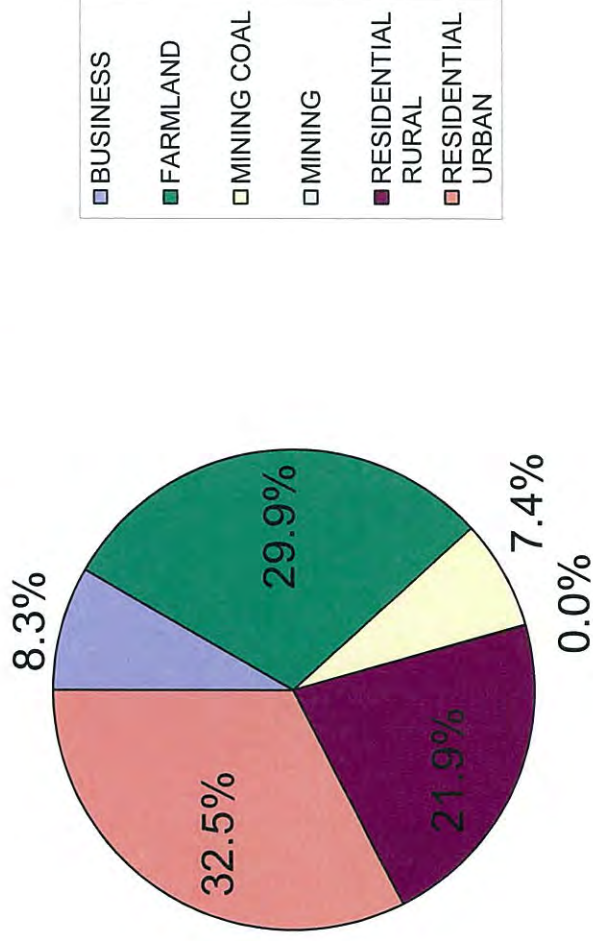
Category / Sub-category	No of Assts	REVENUE			LAND VALUE			RATES / MINIMUMS				
		2011/2012 Actual	2011/2012 Projected	Difference	% variation	2007 LV BD	2011 LV BD	Difference	% variation	Rate In \$	Minimum	Minimum LV cut-off
BUSINESS	602	1,198,736	1,198,736	-0	0.0%	129,173,370	131,808,570	2,635,200	2.0%	0.877197	555.97	63,380
FARMLAND	1918	4,300,575	4,300,575	-0	0.0%	697,275,280	779,111,091	81,835,811	11.7%	0.549921	555.97	101,100
MINING COAL	6	1,058,351	1,058,351	-0	0.0%	14,168,500	19,321,500	5,153,000	36.4%	5.477582	555.97	10,150
MINING	3	7,089	7,089	0	0.0%	476,200	476,200	0	0.0%	1.380676	555.97	40,268
RESIDENTIAL RURAL	3640	3,010,570	3,148,294	137,725	4.6%	407,208,500	440,518,870	33,310,370	8.2%	0.656177	555.97	84,729
RESIDENTIAL URBAN	6329	4,815,127	4,677,402	-137,725	-2.9%	633,518,810	626,764,170	-6,754,640	-1.1%	0.656177	555.97	84,729
RESIDENTIAL	9969	7,825,697	7,825,697	-0	0.0%	1,040,727,310	1,067,283,040	26,555,730	2.6%	0.656177	555.97	84,729
<b>TOTAL</b>	<b>12,498</b>	<b>14,390,448</b>	<b>14,390,448</b>	<b>-0</b>	<b>0.00%</b>	<b>1,881,820,660</b>	<b>1,998,000,401</b>	<b>116,179,741</b>	<b>6.17%</b>			

**Graph Information**  
**2011-2012 Rate Estimate Analysis - General Valuation Report**

**2011/2012 Rate Revenue  
Based on 2007 LV's**

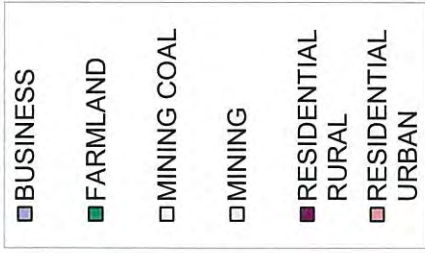
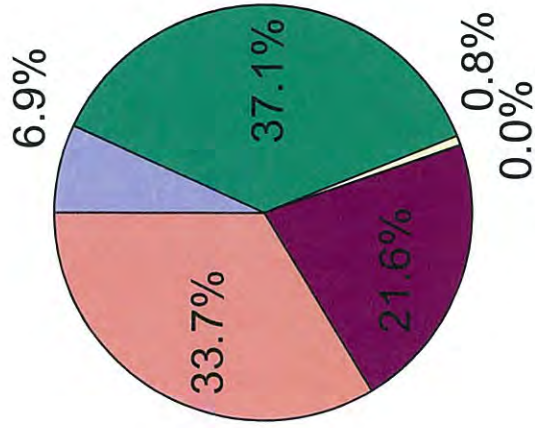


**2011/2012 Rate Revenue  
Based on 2011 LV's**

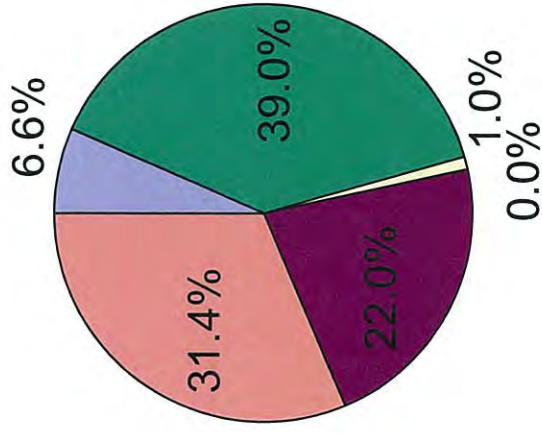


**Graph Information**  
**2011-2012 Rate Estimate Analysis - General Valuation Report**

**2007 BD Land Value totals by Category**



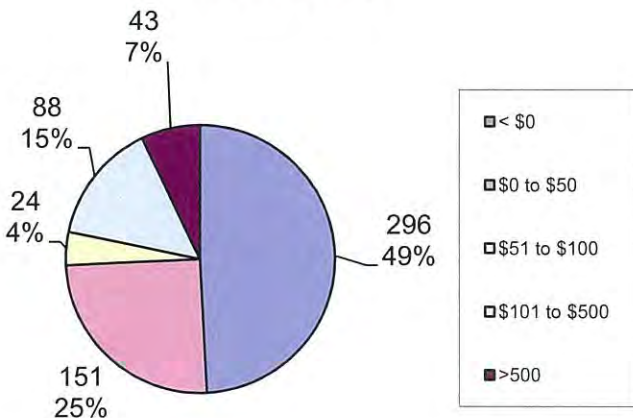
**2011 BD Land Value totals by Category**



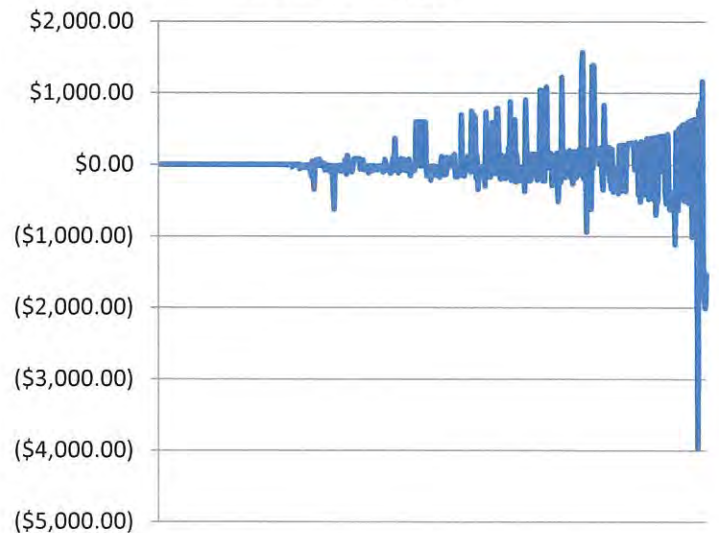
# Business

Range Analysis		
LV Range	Rate Range - 2011/12 Estimate - 2011 LV's \$ Change	No. Props
0 to 75,000	< \$0	32
	\$0 to \$50	149
	\$51 to \$100	3
	\$101 to \$500	0
	>500	0
75,001 to 150,000	< \$0	107
	\$0 to \$50	1
	\$51 to \$100	17
	\$101 to \$500	3
	>500	9
150,001 to 300,000	< \$0	92
	\$0 to \$50	0
	\$51 to \$100	4
	\$101 to \$500	37
	>500	17
300,001 to 750,000	< \$0	49
	\$0 to \$50	1
	\$51 to \$100	0
	\$101 to \$500	48
	>500	5
>750,000	< \$0	16
	\$0 to \$50	0
	\$51 to \$100	0
	\$101 to \$500	0
	>500	12

**BUSINESS - Rate Change Summary**  
No. & % of properties within rate increase range



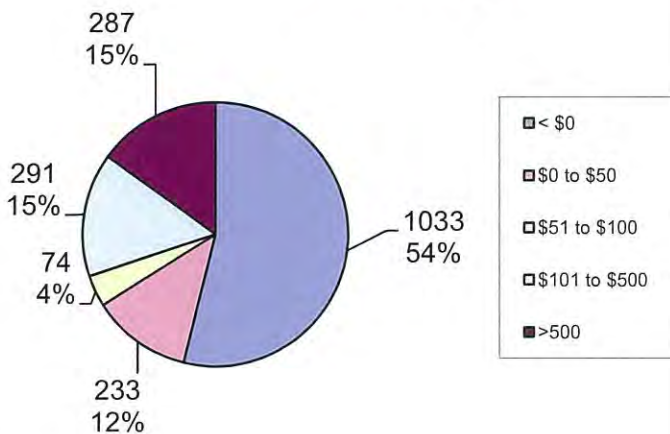
**Rates \$ Changes**



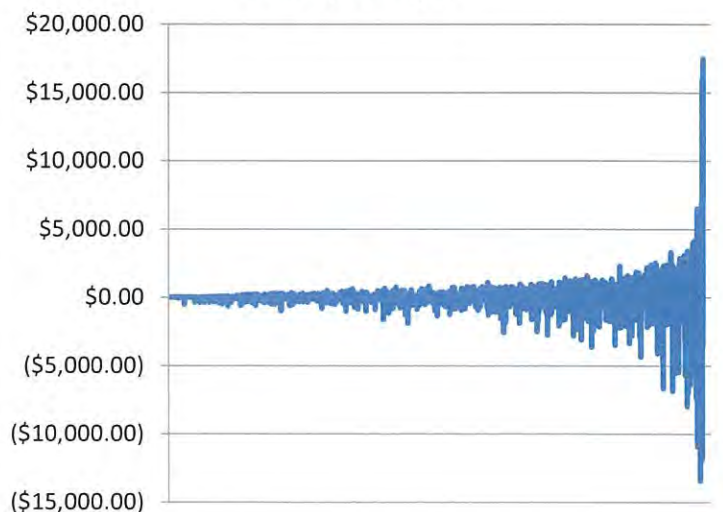
# Farmland

Range Analysis		
LV Range	Rate Range - 2011/12 Estimate - 2011 LV's \$ Change	No. Props
0 to 75,000	< \$0	4
	\$0 to \$50	37
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0
75,001 to 150,000	< \$0	184
	\$0 to \$50	106
	\$51 to \$100	18
	\$101 to \$500	23
	>500	0
150,001 to 300,000	< \$0	381
	\$0 to \$50	68
	\$51 to \$100	35
	\$101 to \$500	136
	>500	14
300,001 to 750,000	< \$0	394
	\$0 to \$50	21
	\$51 to \$100	19
	\$101 to \$500	110
	>500	153
>750,000	< \$0	70
	\$0 to \$50	1
	\$51 to \$100	2
	\$101 to \$500	22
	>500	120

**FARMLAND - Rate Changes Summary**  
No. & % of properties within rate increase range



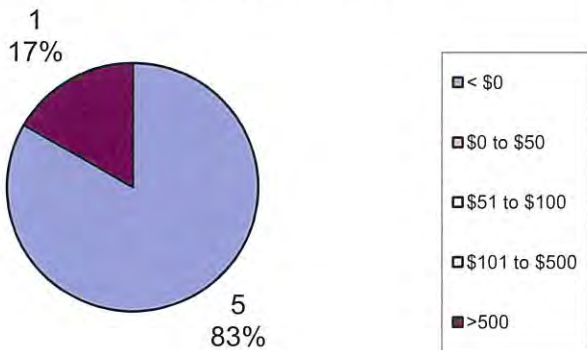
**Rates \$ Changes**



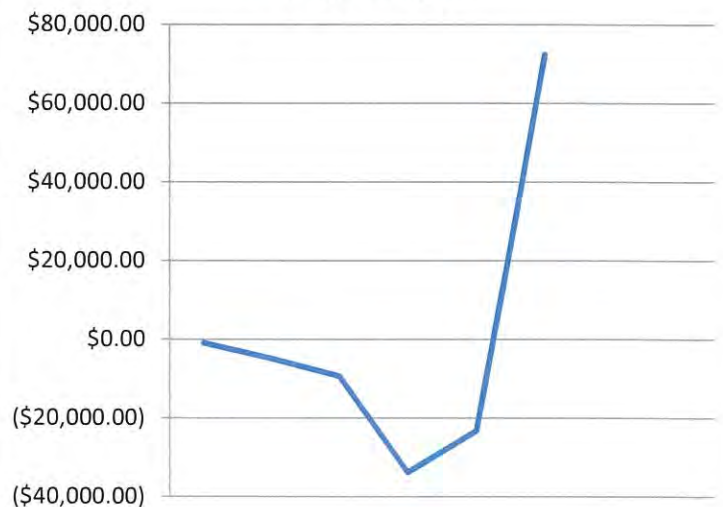
# Mining Coal

Range Analysis		
LV Range	Rate Range - 2011/12 Estimate - 2011 LV's \$ Change	No. Props
0 to 75,000	< \$0	1
	\$0 to \$50	0
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0
75,001 to 150,000	< \$0	0
	\$0 to \$50	0
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0
150,001 to 300,000	< \$0	1
	\$0 to \$50	0
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0
300,001 to 750,000	< \$0	0
	\$0 to \$50	0
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0
>750,000	< \$0	3
	\$0 to \$50	0
	\$51 to \$100	0
	\$101 to \$500	0
	>500	1

**MINING COAL - Rate Changes Summary**  
No. & % of properties within rate increase range



**Rates \$ Changes**

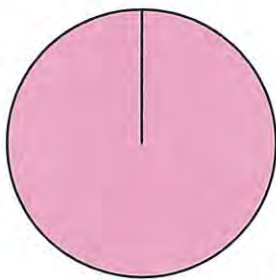




# Mining

Range Analysis		
LV Range	Rate Range - 2011/12 Estimate - 2011 LV's \$ Change	No. Props
0 to 75,000	< \$0	0
	\$0 to \$50	2
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0
75,001 to 150,000	< \$0	0
	\$0 to \$50	0
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0
150,001 to 300,000	< \$0	0
	\$0 to \$50	0
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0
300,001 to 750,000	< \$0	0
	\$0 to \$50	1
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0
>750,000	< \$0	0
	\$0 to \$50	0
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0

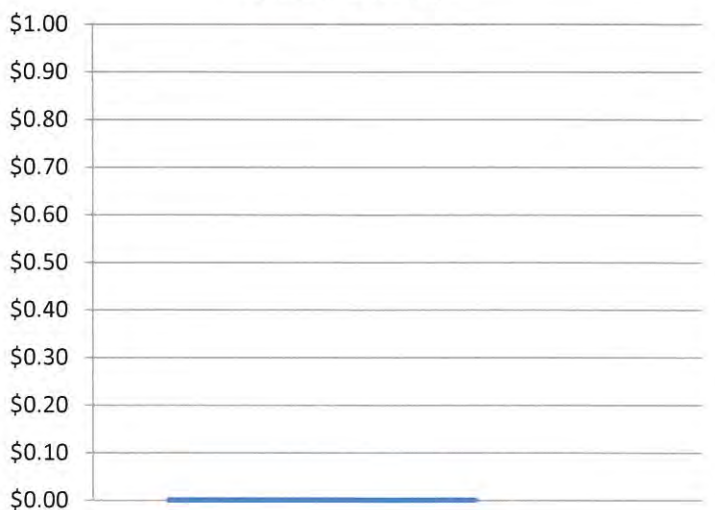
**MINING - Rate Changes Summary**  
No. & % of properties within rate increase range



3  
100%

- < \$0
- \$0 to \$50
- \$51 to \$100
- \$101 to \$500
- >500

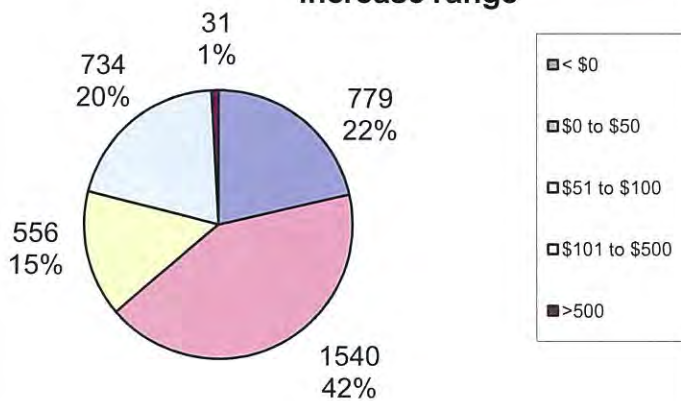
**Rates \$ Changes**



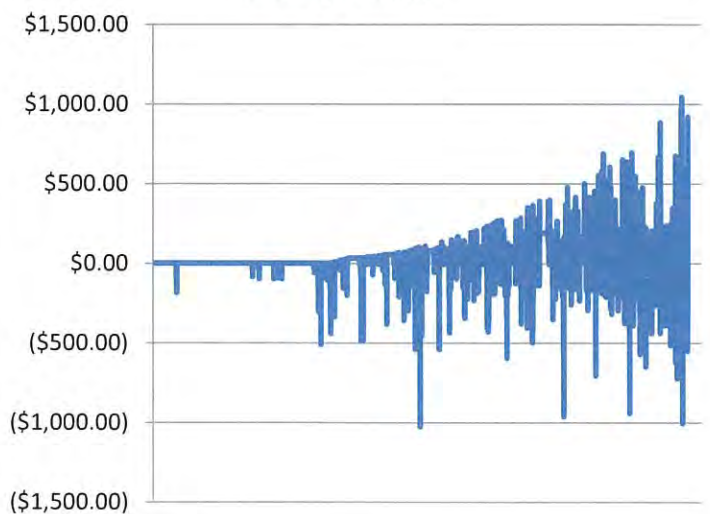
# Residential Rural

Range Analysis		
LV Range	Rate Range - 2011/12 Estimate - 2011 LV's \$ Change	No. Props
0 to 75,000	< \$0	10
	\$0 to \$50	858
	\$51 to \$100	0
	\$101 to \$500	0
	>500	0
	75,001 to 150,000	< \$0
\$0 to \$50		664
\$51 to \$100		491
\$101 to \$500		295
>500		0
150,001 to 300,000		< \$0
	\$0 to \$50	18
	\$51 to \$100	65
	\$101 to \$500	400
	>500	24
	300,001 to 750,000	< \$0
\$0 to \$50		0
\$51 to \$100		0
\$101 to \$500		39
>500		6
>750,000		< \$0
	\$0 to \$50	0
	\$51 to \$100	0
	\$101 to \$500	0
	>500	1

**RESIDENTIAL RURAL - Rate Changes  
Summary**  
No. & % of properties within rate  
increase range



**Rates \$ Changes**

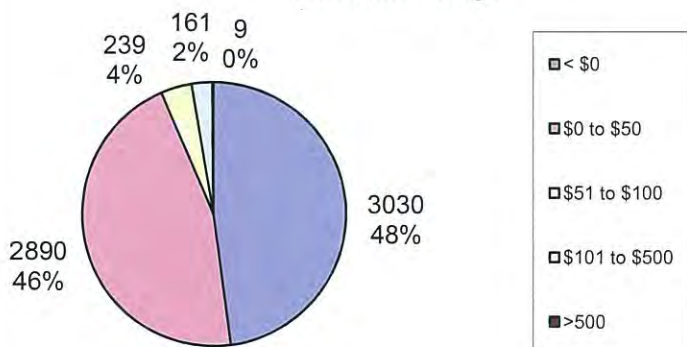


# Residential Urban

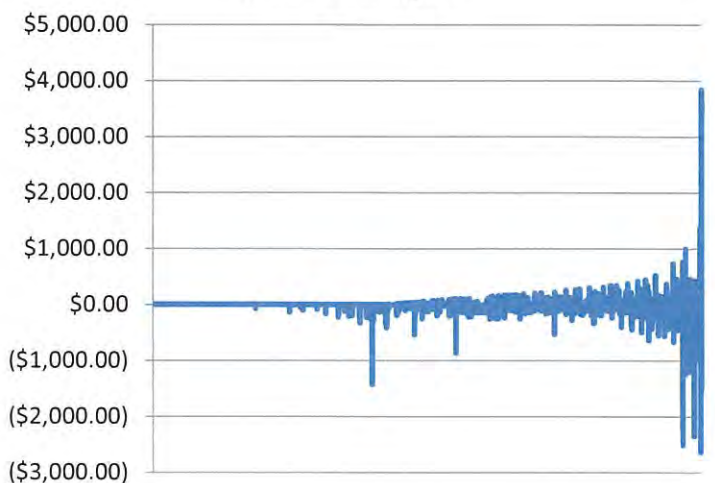
## Range Analysis

LV Range	Rate Range - 2011/12 Estimate - 2011 LV's \$ Change		No. Props
0 to 75,000	< \$0		34
	\$0 to \$50		2381
	\$51 to \$100		0
	\$101 to \$500		0
	>500		0
75,001 to 150,000	< \$0		2501
	\$0 to \$50		481
	\$51 to \$100		176
	\$101 to \$500		89
	>500		0
150,001 to 300,000	< \$0		455
	\$0 to \$50		27
	\$51 to \$100		61
	\$101 to \$500		65
	>500		4
300,001 to 750,000	< \$0		37
	\$0 to \$50		1
	\$51 to \$100		2
	\$101 to \$500		7
	>500		3
>750,000	< \$0		3
	\$0 to \$50		0
	\$51 to \$100		0
	\$101 to \$500		0
	>500		2

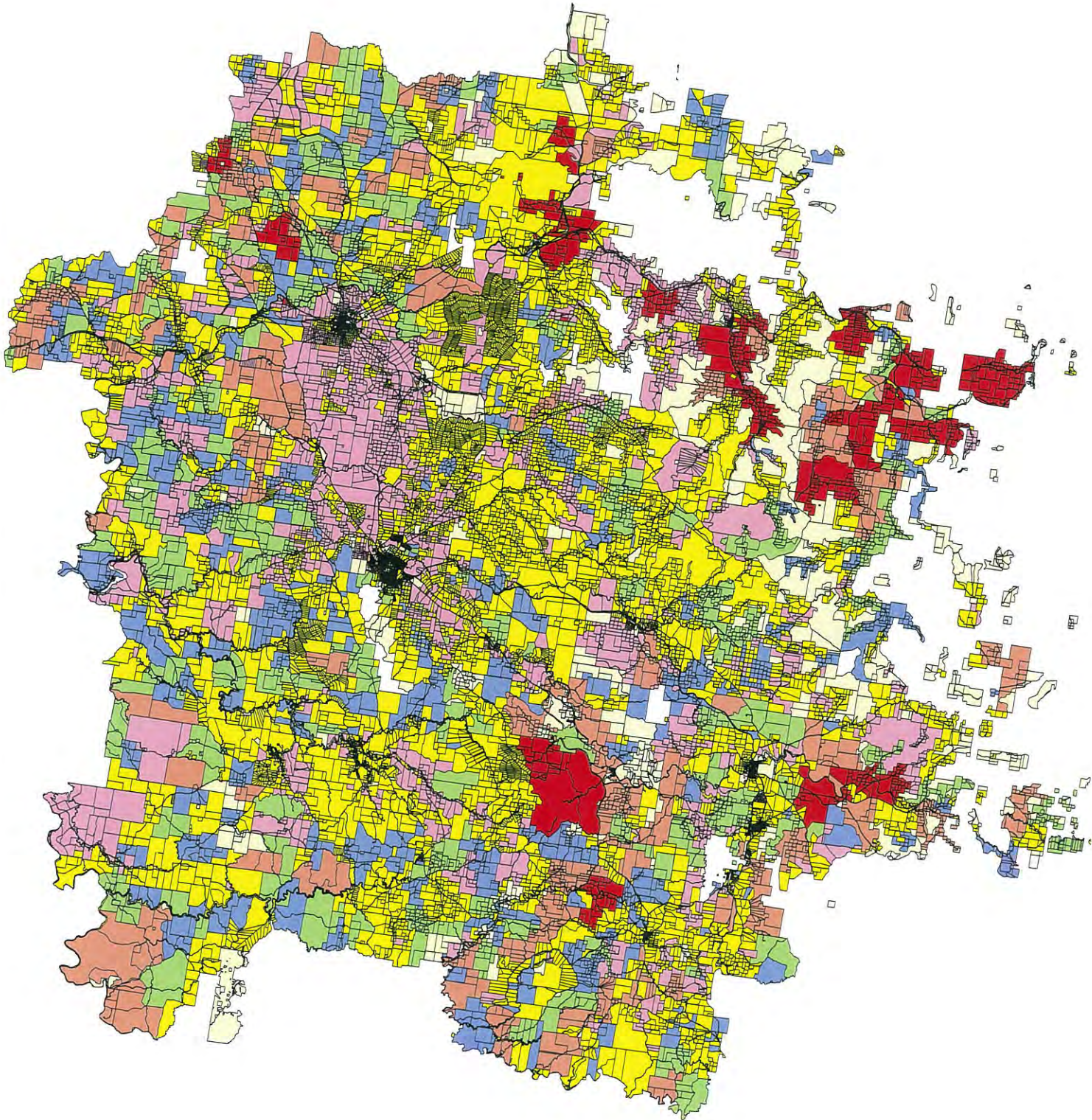
**RESIDENTIAL URBAN - Rate Changes Summary**  
No. & % of properties within rate increase range



**Rates \$ Changes**



# LV Change Comparison By Range – 2007 to 2011

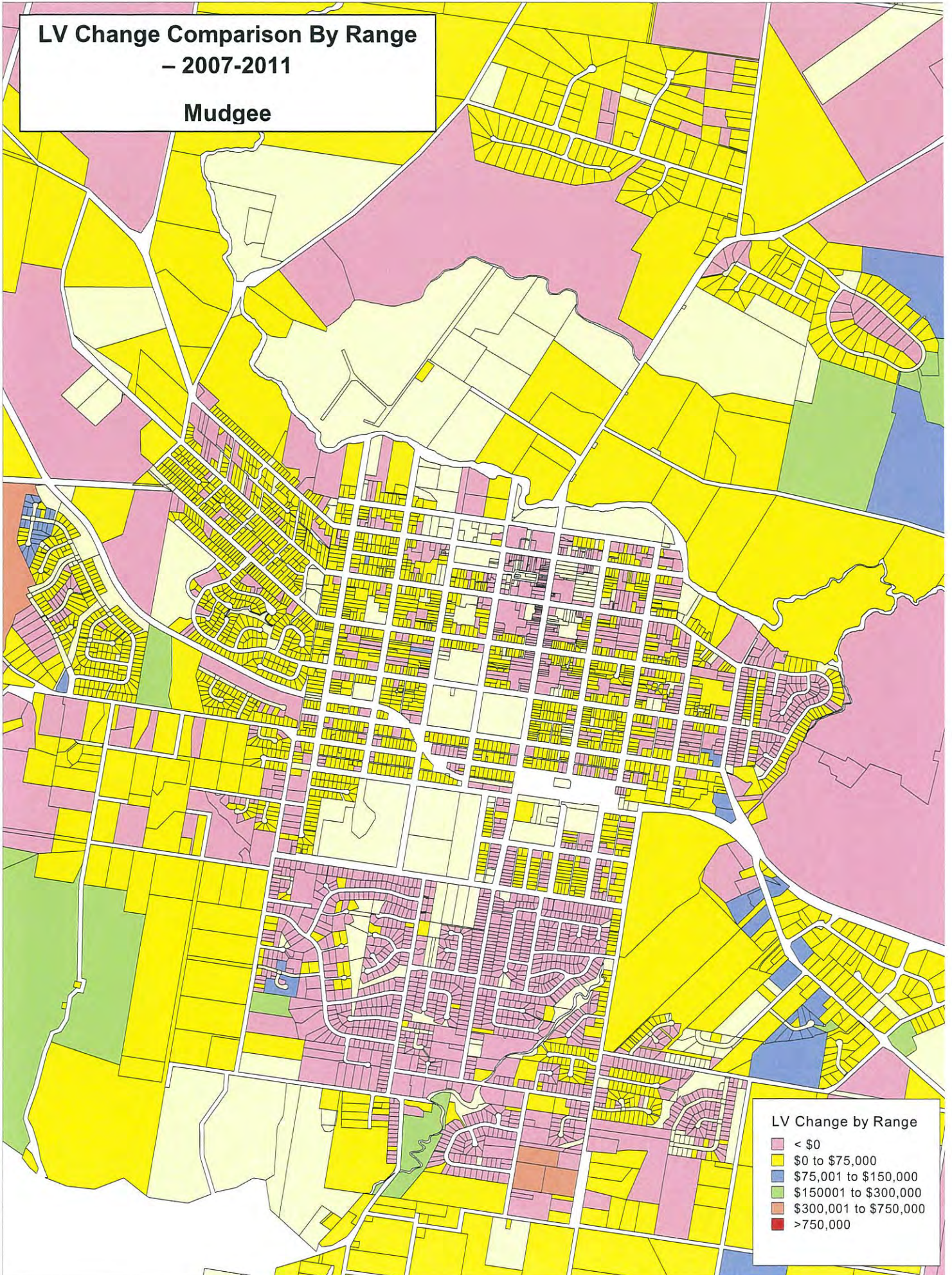


LV Change by Range

- < \$0
- \$0 to \$75,000
- \$75,001 to \$150,000
- \$150,001 to \$300,000
- \$300,001 to \$750,000
- > \$750,000

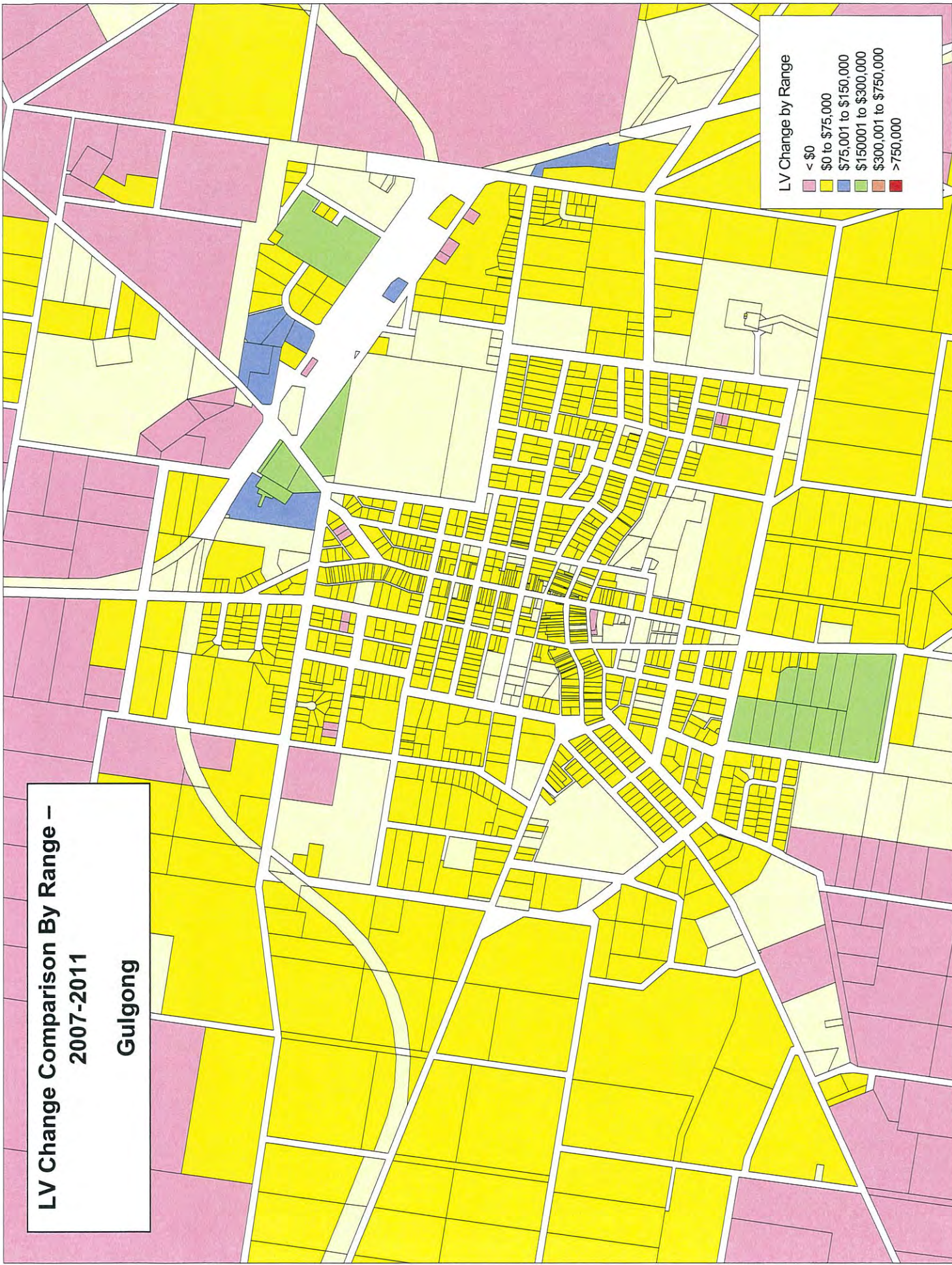
**LV Change Comparison By Range**  
**- 2007-2011**

**Mudgee**



**LV Change Comparison By Range --  
2007-2011**

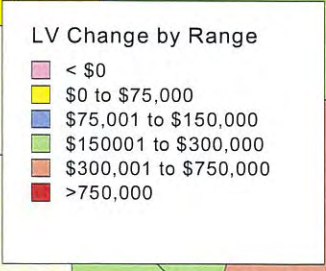
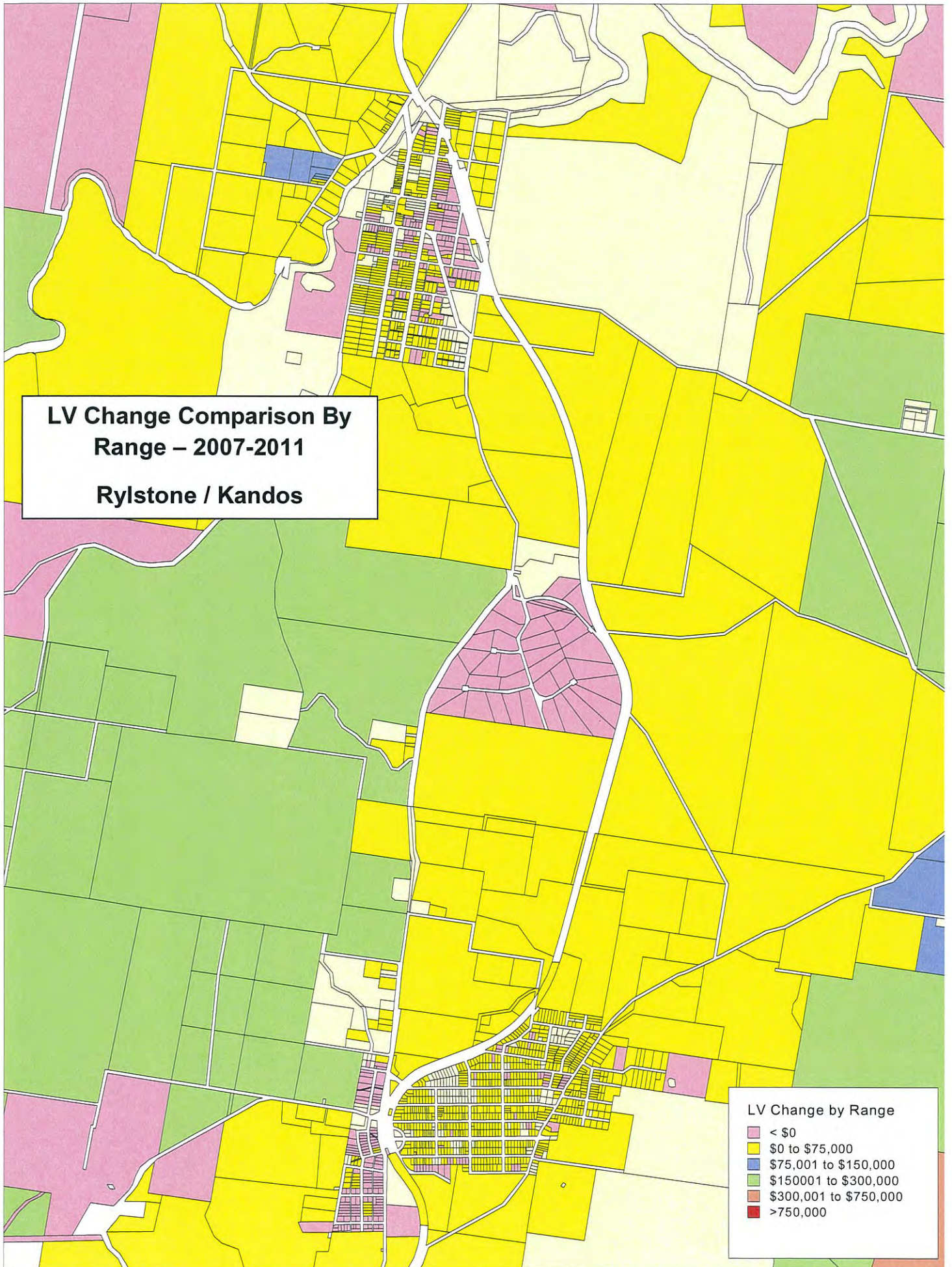
**Gulgong**



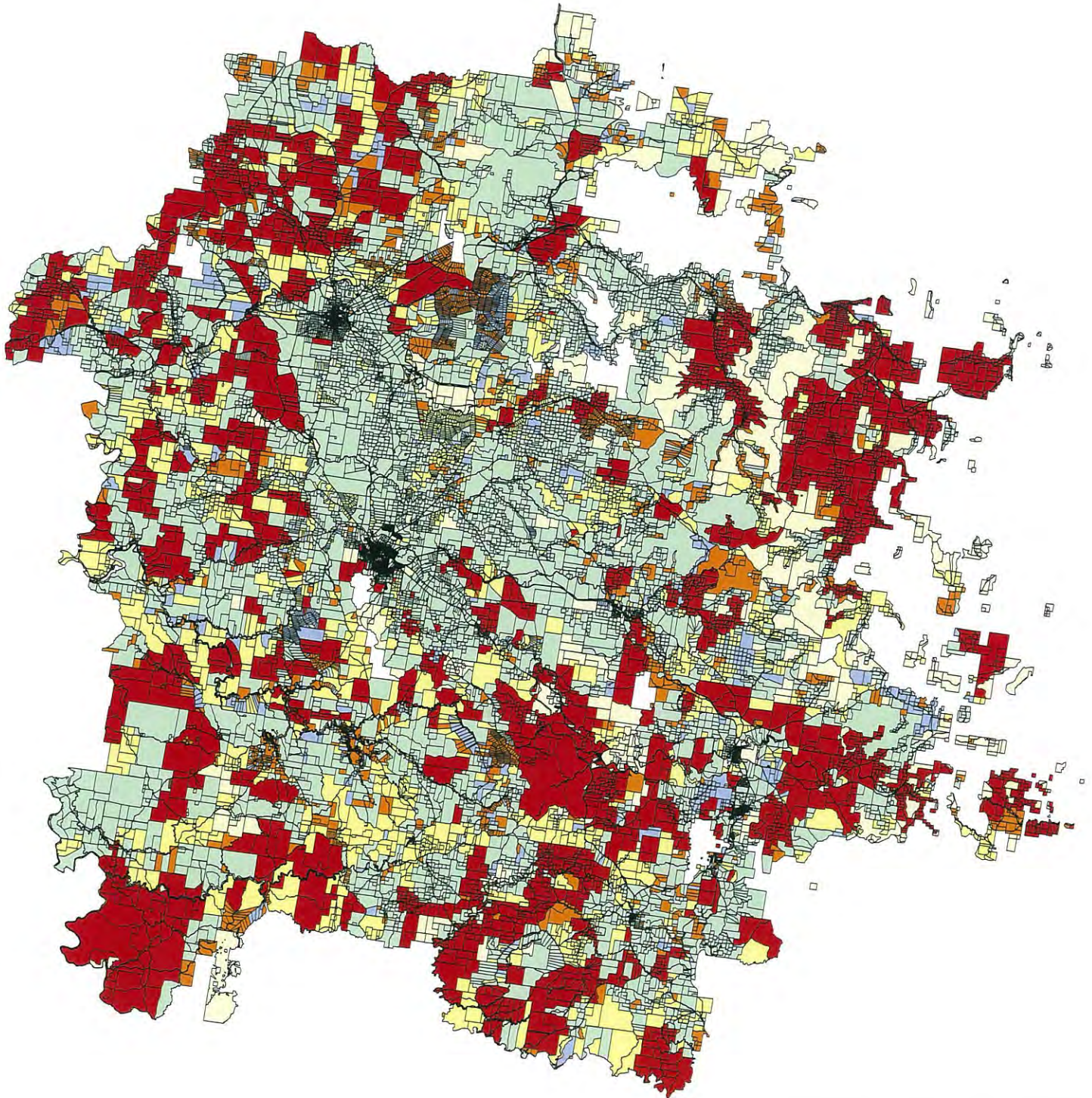
**LV Change by Range**

- < \$0
- \$0 to \$75,000
- \$75,001 to \$150,000
- \$150,001 to \$300,000
- \$300,001 to \$750,000
- > \$750,000

**LV Change Comparison By  
Range – 2007-2011  
Rylstone / Kandos**



# Rates \$ changes By Range – 2007 to 2011 LV's



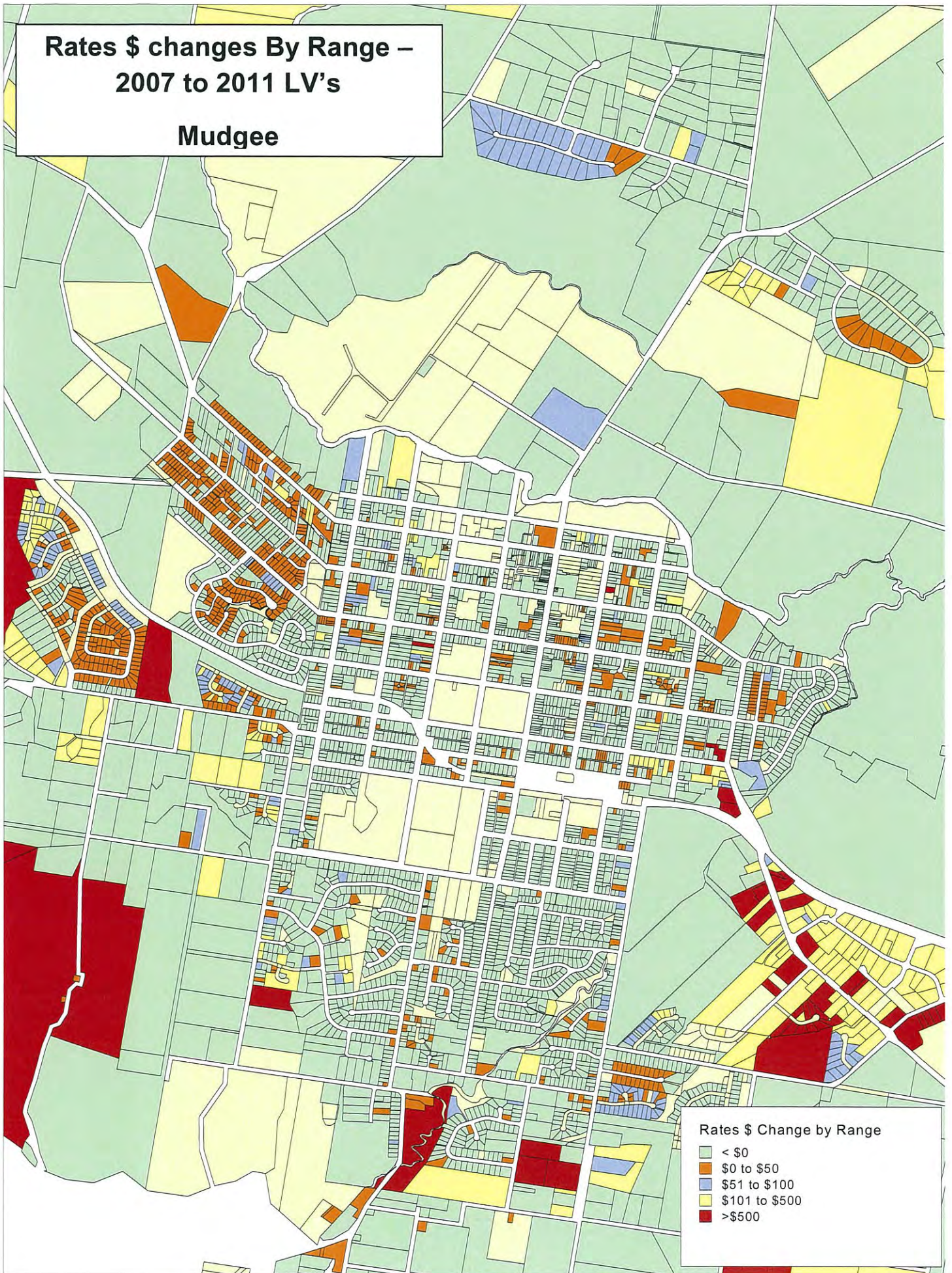
## Rates \$ Change by Range

- < \$0
- \$0 to \$50
- \$51 to \$100
- \$101 to \$500
- >\$500



**Rates \$ changes By Range –  
2007 to 2011 LV's**

**Mudgee**

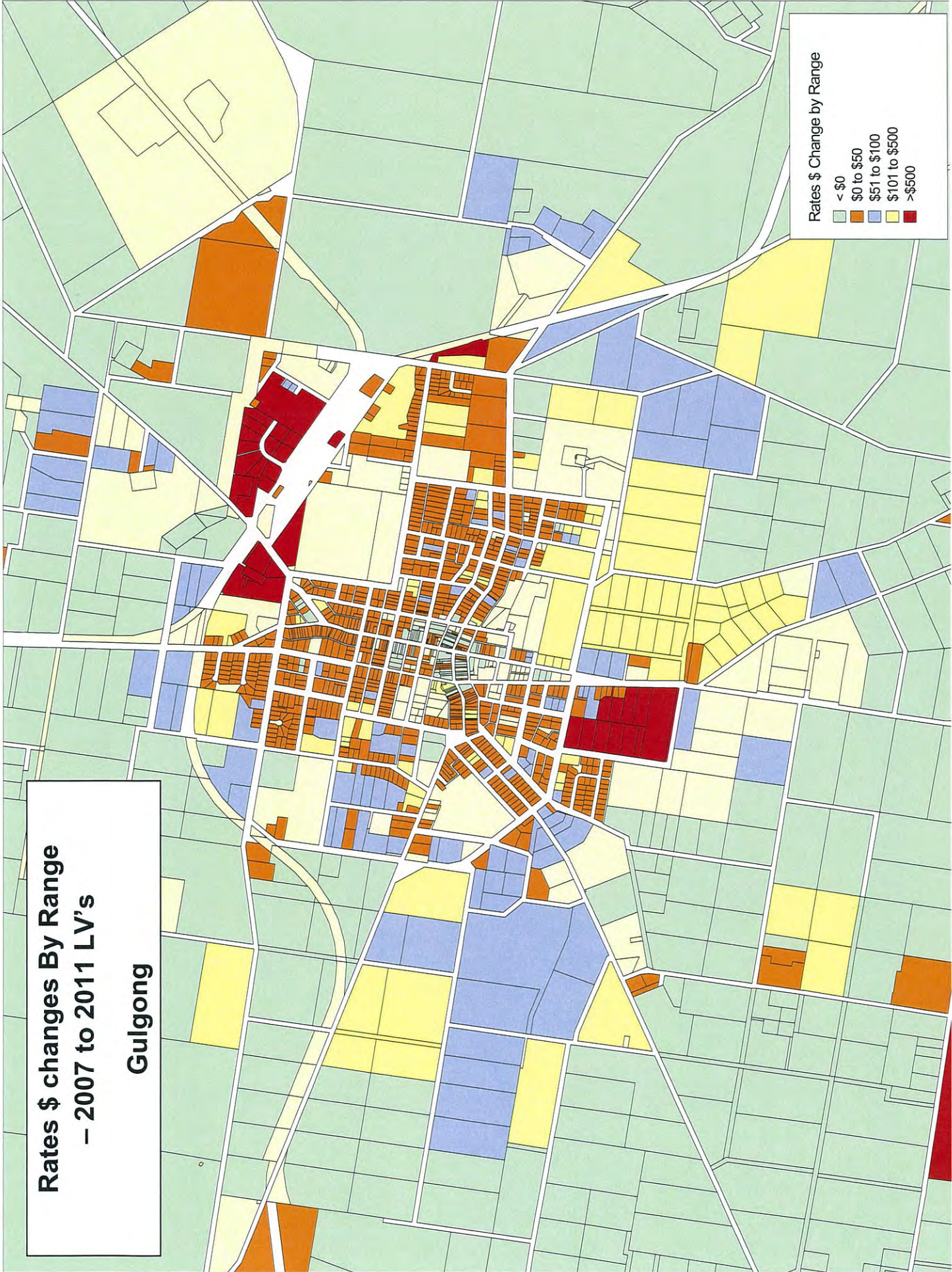


**Rates \$ changes By Range  
– 2007 to 2011 LV's**

**Gulgong**

**Rates \$ Change by Range**

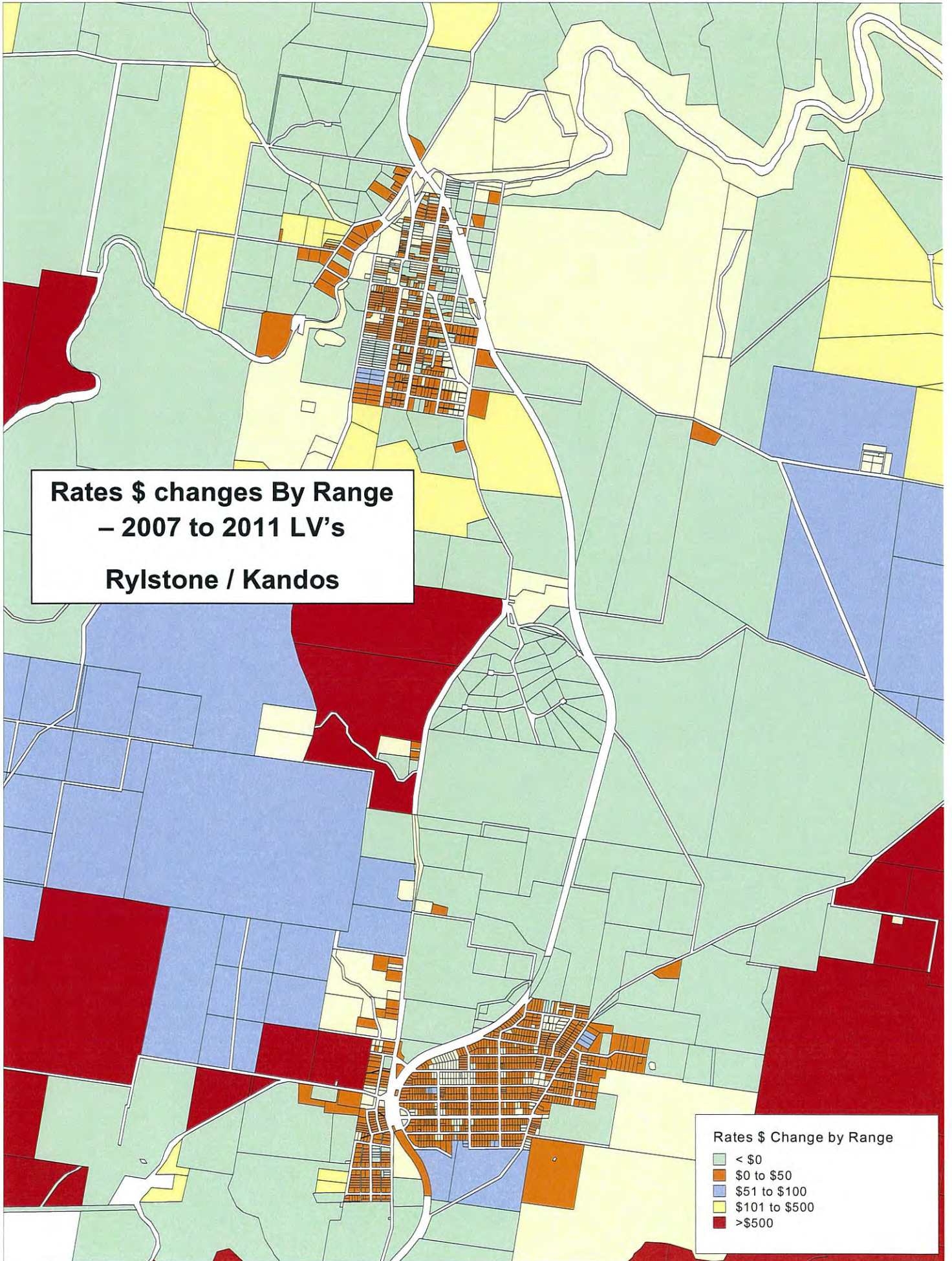
- < \$0
- \$0 to \$50
- \$51 to \$100
- \$101 to \$500
- >\$500



**Rates \$ changes By Range  
– 2007 to 2011 LV's  
Rylstone / Kandos**

**Rates \$ Change by Range**

- < \$0
- \$0 to \$50
- \$51 to \$100
- \$101 to \$500
- >\$500





# Newsletter

## FROM THE NSW VALUER GENERAL

## Message from the Valuer General

The Valuer General is an independent position that oversees the valuation system which is managed by Land and Property Information.

As Valuer General I am responsible for ensuring the valuation system delivers valuations that are fair, consistent, on time and produced cost effectively.

As Valuer General I am required to supply new land values to councils every three to four years to use in the determination of rates.

A Notice of Valuation is issued to landowners to advise them of their new land value before it is used by council for rating from 1 July.

You should check all the information about your property as well as consider the new land value, recorded on the Notice of Valuation. If you do not agree with the land value, you have 60 days to lodge an objection to have the land value reviewed.

For further information contact our helpful staff at the valuation customer service centre on [1800 110 038](tel:1800110038) or visit our website at [www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation)

Philip Western  
Valuer General

## NSW Property Market – 1 July 2011

Property sales are the most important factor considered by valuers when determining land values.

The graph below shows trends in median residential sale prices across New South Wales for the period 1 July 2008 to 1 July 2011. This reflects the period between valuations for rating purposes for most landowners receiving a Notice of Valuation as at 1 July 2011.

### Metropolitan East

During the past three years residential sale prices in the lower and middle sectors of the market including the inner west, northern and southern beaches showed moderate increases prior to levelling out over the last twelve months.

The prestige market has been variable over the period with sale prices as at 1 July 2011 being at similar levels to 1 July 2008.

### Metropolitan West

The market in the western area of Sydney has generally shown slight to moderate increases in value over the period.

### Wollongong

Overall sale prices across the Wollongong area showed moderate

increases until mid 2010 and then levelled out for the rest of the period.

### Newcastle/Central Coast

These areas generally experienced increases in sale prices until mid 2010 prior to levelling out. A slight decline in sale prices for the higher priced residential properties was evident to 1 July 2011.

### Coastal

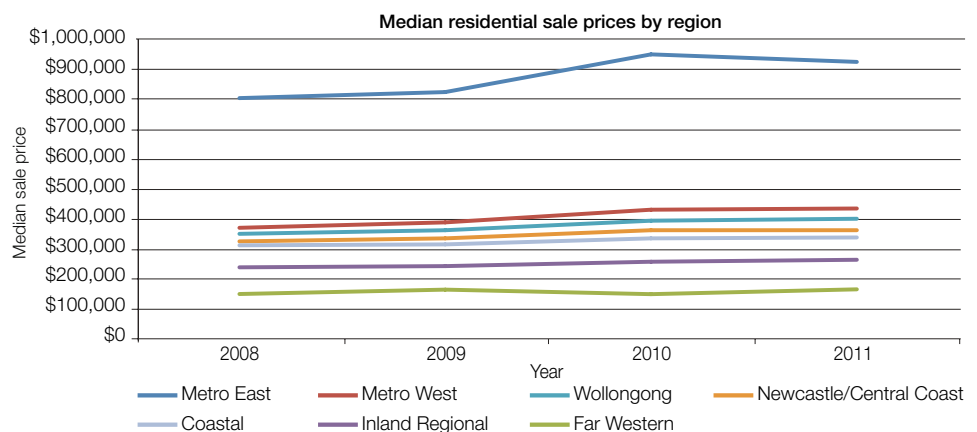
This market has generally experienced steady growth over the past three years. Sale prices in most areas levelled off during 2011.

### Inland Regional

The inland regional area which extends from Moree to Albury has generally experienced a slight increase in residential sale prices over the period. Regional towns influenced by employment growth in the mining sector have generally seen stronger than the average growth.

### Far Western

Overall, sale prices for residential property have generally shown slight increases in value over the period.



This graph shows trends in median sale prices for vacant and improved residential property in NSW using sales information lodged with Land and Property Information up to 1 December 2011. The Valuer General disclaims any liability to any person who acts or omits to act on the basis of the information contained herein.

## Concerned about your land value?

- › The valuation customer service centre can assist you with any questions you have about your land value on [1800 110 038](tel:1800110038).
- › You can access property sales considered when determining land values in your area by obtaining the valuation sales report. The report is available at [www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation) or by phoning [1800 110 038](tel:1800110038).
- › You can lodge an objection to have the land value reviewed. The *Valuation of Land Act 1916* provides for an objection process. You can find out more about the objection process at [www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation) or by phoning [1800 110 038](tel:1800110038).
- › You have **60 days** to lodge an objection. The last date to object is recorded on your Notice of Valuation.
- › If you lodge an objection you must provide valid supporting information and use the objection form or online facility.

### EXPLAINING YOUR NOTICE OF VALUATION

For plain English explanations of the terms on your Notice of Valuation visit [www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation) and click on Publications or phone the valuation customer service centre on [1800 110 038](tel:1800110038) for the fact sheet.

### LODGING AN OBJECTION ONLINE

[www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation)

The user friendly online objection facility makes lodging an objection easier with automatic help balloons that provide information to guide you through the lodgment process.

## Your property address

The property address shown on your Notice of Valuation is relied on by emergency services to reach your property in an emergency.

Land and Property Information is working with local councils and other government agencies to build a Comprehensive Property Addressing System to improve the quality of address information.

If you are concerned about the property address shown on your Notice of Valuation or would like more information on the NSW Comprehensive Property Address System program please contact the valuation customer service centre on [1800 110 038](tel:1800110038).



## Contact us

- Phone**  
1800 110 038  
 8.30am – 5.00pm
- Website**  
[www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation)
- Email**  
[valuationenquiry@lpi.nsw.gov.au](mailto:valuationenquiry@lpi.nsw.gov.au)
- Fax**  
02 6332 8399
- Mail**  
Valuation Objections – Customer Service  
PO Box 745  
BATHURST NSW 2795  
  
*Phone 1800 110 038 for your nearest office.*

## Lodge an objection

- Mail**  
Valuation Objections – Customer Service  
PO Box 745  
BATHURST NSW 2795
- Website**  
[www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation)

## Feedback

- Mail**  
Philip Western  
Valuer General  
GPO Box 15  
SYDNEY NSW 2001
- Email**  
[valuergeneral@lpi.nsw.gov.au](mailto:valuergeneral@lpi.nsw.gov.au)

*Interpreter service available 13 14 50.*

## Property sales information

Property sales are the most important factor considered when valuing land.

Find the property sales considered when determining land values in your area free of charge by visiting [www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation) and clicking on PROPERTY SALES INFORMATION to access the valuation sales report or by phoning [1800 110 038](tel:1800110038).

## For more information

Visit the LPI website [www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation) for more information about:

- the Notice of Valuation
- the valuation process
- land values
- property sales – valuation sales report
- types of valuations
- the land value review process
- valuation contractors
- frequently asked questions

The following publications are available from the LPI website or by phoning **1800 110 038**:

- Your land value review guide – the objection process
- Our service to you
- Notice of Valuation fact sheet
- Land values for strata sites fact sheet.

If you would like to know more about your land value or the valuation system you can contact the valuation customer service centre on **1800 110 038**.

## Privacy note

The Register of Land Values, maintained by LPI on behalf of the Valuer General, is a public register in terms of the NSW *Privacy and Personal Information Protection Act 1998*.

LPI takes reasonable steps to protect your personal information from loss, misuse, unauthorised disclosure or destruction.

LPI has statutory responsibilities to make certain information available and is authorised to market and sell certain data from the public registers they maintain.

## Feedback

The Valuer General encourages suggestions for further improvements to the valuation system. If you have a suggestion, please contact:

- ✉ Philip Western  
Valuer General  
GPO Box 15  
SYDNEY NSW 2001  
[valuergeneral@lpi.nsw.gov.au](mailto:valuergeneral@lpi.nsw.gov.au)

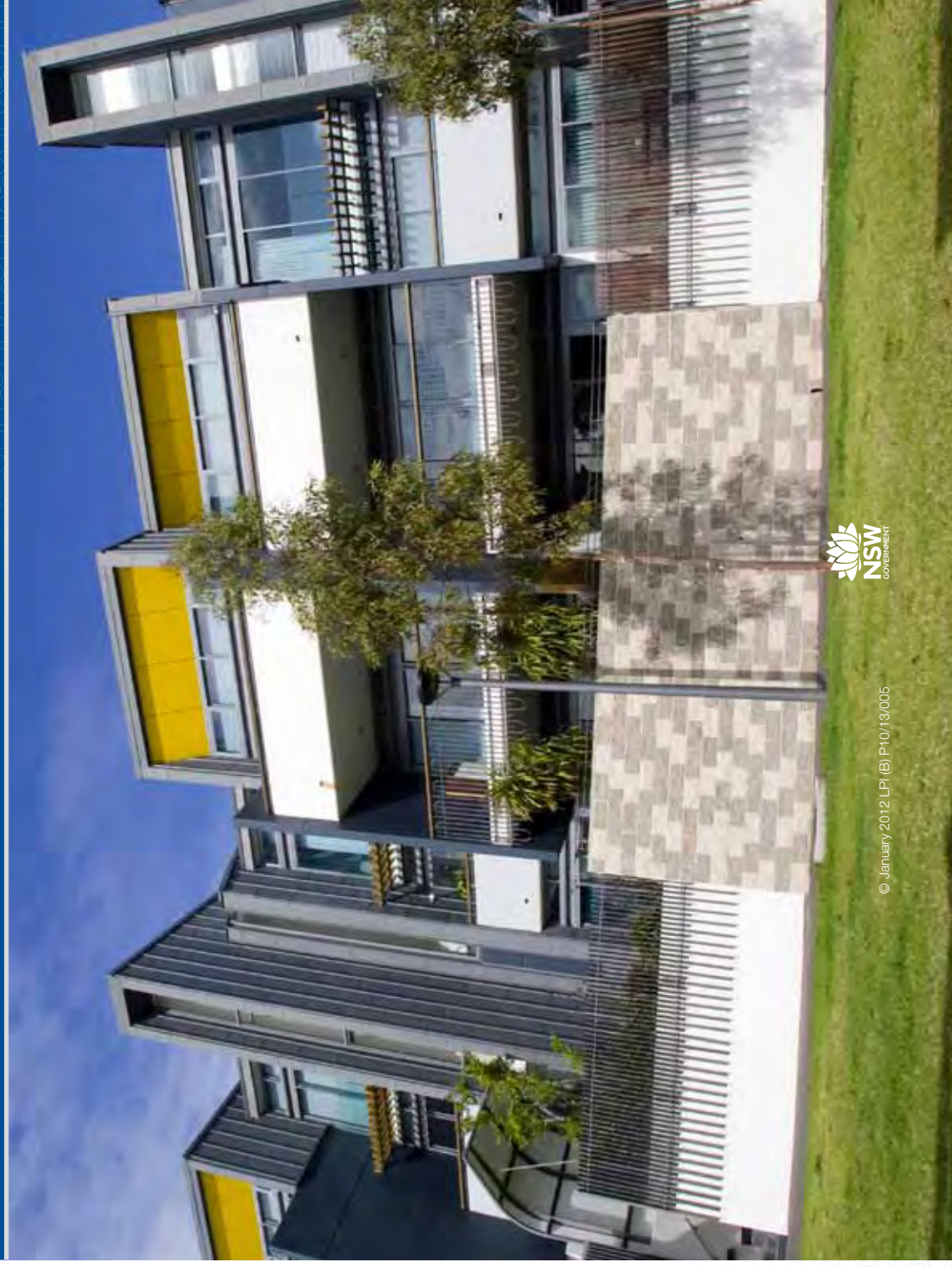
## Contact us

- ☎ 1800 110 038
- 🕒 8:30am - 5:00pm Mon - Fri
- ✉ Valuation Objections – Customer Service  
PO Box 745  
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# Your land value

## A BRIEF GUIDE TO THE LAND VALUATION PROCESS



## Valuer General

The Valuer General is an independent officer appointed by the Governor of New South Wales to oversee the valuation system.

### Why is your land valued?

Land values are used by local councils for rating and the Office of State Revenue (OSR) for managing land tax.

#### Rating

Land values are issued to councils for rating at least every four years. These land values are fixed for rating until new land values are issued to council.

Land values are one factor used by councils in the calculation of a landowner's rating liability. Increases in land values do not necessarily lead to similar increases in rates. If you would like more information on the determination of your rates you should contact your council.

#### Land tax

The Valuer General supplies land values to the Office of State Revenue (OSR) each year.

The OSR manages land tax and issues land tax assessments to registered, liable landowners.

The OSR use land values to determine taxable land value. If you own property in NSW that is not your principal place of residence or is not land used for primary production, you may be liable for land tax if the total value of land exceeds the land tax threshold. The threshold for 2012 is \$396,000.

If you are a new land tax client, you will need to register before 31 March 2012. Read more about land tax, exemptions, concessions, calculators and online registration at [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au) or phone 1300 139 816 (within NSW) or (02) 9689 6200 (interstate).

## What is land value?

Land values in NSW are determined under the *Valuation of Land Act 1976*.

Land value is the value of your land only. Land value does not include the value of your home or other structures and improvements on your land. However, works including clearing, filling, draining and retaining walls are included in your land value.

## When is your land valued?

Land values are determined annually as at 1 July and reflect property market conditions at that time.

## Who values your land?

The Valuer General is responsible for providing fair and consistent land values for rating and taxing purposes.

Professional valuation contractors prepare land values for the Valuer General. Valuers from Land and Property Information (LPI), check the quality of land values before they are accepted and issued.

## How is your land valued?

Property sales are the most important factor considered when determining land values.

Most land is valued using the mass valuation approach, where properties are valued in groups called components. The properties in each component are similar or are expected to reflect changes in value in a similar way.

Representative properties in each component are individually valued as at 1 July each year to determine how much the land value has changed from the previous year. This change is then applied to all properties in the component to determine their new land values. Sample valuations are then checked to confirm the accuracy of the new values.

During the valuation process, valuers analyse sales of both vacant land and improved properties, making adjustments for the added value of improvements.

The value of improvements is their worth as reflected by the real estate market in an area. The value of improvements is generally not equal to their replacement or insurance value.

A valuation sales report that lists property sales that were considered when determining land values in your area is available at [www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation) or by phoning 1800 110 038.

## What factors are considered when valuing land?

When comparing property sales to the land being valued, valuers consider factors such as:

- property market conditions as at 1 July in the year of valuation
- most valuable use for the land
- location of the land
- constraints on use such as zoning and heritage restrictions
- land size, shape and land features, such as slope and soil type
- nearby development and infrastructure
- views.

Concessions and/or allowances applying to your land under the *Valuation of Land Act 1976* will be printed on your Notice of Valuation or land tax assessment.

Factors such as personal circumstances, council rates and land tax liability are not considered when determining land value.

## How can you access your land value?

Your Notice of Valuation shows the land value of your property. You receive your Notice of Valuation when new land values are issued to your council for rating purposes.

You can access land values through the land value search facility on the LPI website, [www.lpi.nsw.gov.au/valuation/land\\_value\\_search](http://www.lpi.nsw.gov.au/valuation/land_value_search) or over the counter at LPI valuation offices. Strata owners can access both the land value for the site of the strata scheme and the apportioned value for their lot based on unit entitlement. There is no fee for landowners to access their land values through the website for the valuing years 2009, 2010, 2011. Other land value searches incur a fee.

If you are a registered land tax client, the land value(s) used to determine your 2012 land tax assessment will be recorded on the assessment notice. You can access the land value(s) (using your client id and correspondence id numbers from OSR) at [www.osr.nsw.gov.au](http://www.osr.nsw.gov.au).

## Can you have your land value reviewed?

If you disagree with the land value on your Notice of Valuation or a land value included in your land tax assessment, you can lodge an objection with the Valuer General to have the land value reviewed.

Information about objecting to your land value and lodging an objection online is available from the LPI website, [www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation). Alternatively, landowners can request an objection kit, which includes an information booklet, valuation objection form and valuation sales report by phoning 1800 110 038.

Objections must be lodged using the [valuation objection form](#) or by using our [online objection facility](#) by the last date to object shown on your Notice of Valuation or not later than 60 days from the date of issue of your land tax assessment.