



Information

ABOUT YOUR NOTICE OF VALUATION



The Valuer General values land in New South Wales under the *Valuation of Land Act 1916* for rating and taxing. Your Notice of Valuation records the land value used by your council for rating.

Information about the valuation system is available from the Land and Property Information website at www.lpi.nsw.gov.au/valuation, the *Your land value* brochure or by phoning 1800 110 038.

Valuation terms

Register of Land Values: The official record of land values for land in NSW. The Register of Land Values contains information that includes ownership or rate paying lessee details, title details and the value of the land.

Land value: The value of the land only. It does not include structural improvements and the legal effect of encumbrances such as easements. However, works including clearing, filling, draining and retaining walls are included.

Land value as at 1 July: To keep valuations consistent, land is valued as at 1 July in the year of valuation.

Supplementary valuation: A new land value determined outside the usual three to four year valuation cycle because of specific changes to circumstances surrounding the property.

Supplementary valuations can occur due to subdivision, changes to zoning or if a land value is amended (other than through the objection process).

Easements: An easement is an acquired legal right enjoyed by the owner of land over the land of another. Land valuations do not take easements into account, as the valuations are required to be made on the hypothetical basis that the land is free of impediments to title. However, the physical effects of an easement, for example transmission lines, access roads and pipes laid for drainage, will be reflected in the land value.

Fee simple: This is the highest form of ownership of land available to members of the public and is commonly known as freehold ownership, disregarding encumbrances such as covenants, caveats and other restrictions. It provides a common basis for all land to be valued to ensure equity for the purposes of levying rates and taxes.

It should be noted that the actual title vested in the owner could differ from 'fee simple' as used for the valuation, through the effect of caveats, covenants and other restrictions.

Heritage properties: These are recognised under two different Acts for rating and taxing purposes.

Heritage Act 1977

Properties listed on the State Heritage Register are valued under the provisions of sections 124 and 125 of the *Heritage Act 1977*. The value is known as a heritage value and takes into consideration the impact of the heritage listing. The heritage value is used for rating and taxing purposes.

Valuation of Land Act 1916

The land value of properties that are heritage restricted by a planning instrument such as a local or regional environmental plan is determined in accordance with section 14G of the *Valuation of Land Act 1916*. The heritage restriction is considered when determining the land value used for rating and taxing purposes.

Median: The median land value or median sale price is the half-way value in a series of land values or sale prices from lowest to highest value. Approximately half the properties in a location will have a higher value and half will have a lower value than the median.

For example if there are nine sale prices for properties and they are arranged from lowest to highest, the median will be the fifth or middle value in ascending order.

The median gives an indication of the value of a typical property in a location such as a suburb or local

government area. Graphing the median value for a location over time gives an indication of the movement in value of a typical property in that location.

Concessions and allowances

Off site allowance/On site allowance: An allowance for the added value of works by the current owner which improve the land or enable its more beneficial use.

Subdivision allowance: An allowance provided to the subdivider of the land for the discount applied from the total land values of the lots in a deposited plan had they been sold to one person.

Mixed Development Apportionment Factor (MDAF):

The percentage of the land value represented by the non-residential use of a building comprising a mixture of residential and non-residential uses. Rates and taxes may be apportioned based on this factor.

Mixed Use Apportionment Factor (MUF):

The percentage of the land value represented by the non-residential use of a property comprising a mixture of residential and non-residential uses. Rates and taxes may be apportioned based on this factor.

NOTICE OF VALUATION
Land Value as at: 01/07/2011

Valuing year
To keep valuations consistent, all land is valued at a common date of 1 July in the valuing year.

Property number
The number used to identify your property in the Register of Land Values.


Description of land
The legal description recorded in the Register of Land Values.

Zone
The broad zoning of the land under the environment planning instrument as recorded in the Register of Land Values at the date the valuation was made.

Area and Dimensions
The measurements of your land as recorded in the Register of Land Values. Derived from the survey plan or calculated from digital mapping data.

Last date to object
Your objection must be lodged no later than 60 days after the date of service of your Notice of Valuation.

Basis for valuation
This describes the special considerations taken into account when determining the land value.



Return to: PO Box 745, Bathurst NSW 2795
VALUATION DISTRICT: AUBURN
PROPERTY NUMBER: 4644674

JOHN JAMES CITIZEN, MARY CEDELIA CITIZEN
8 ANY ST
AUBURN NSW 2150

The Register of Land Values shows you to be the owner(s) or lessee(s) of the property detailed below.
JOHN JAMES CITIZEN, MARY CEDELIA CITIZEN
ADDRESS OF PROPERTY: 8 ANY ST, AUBURN NSW 2144
DESCRIPTION OF LAND (Lot/Section/Plan):
25/252123 SAMPLE NOTICE ONLY

ZONE: Residential
AREA: 626 Square Metres
DIMENSIONS: 15.24 x 41.15
Front Boundary / back boundary x first side boundary / second side boundary (in metres)

VALUATION DETAILS	
Land Value as at	01/07/2011
Land Value	\$255000

LAST DATE TO OBJECT: 09/04/2012

BASIS FOR VALUATION:
The land value is the freehold value of the land excluding any structural improvements. This land value reflects the property market conditions as at 01/07/2011. The valuation was made on 17/10/2011 and reflects the physical conditions and the way in which land could be used at this date.

Philip Western, NSW Valuer General

The land value recorded on this Notice of Valuation has been determined under the Valuation of Land Act 1916 for rating and taxing purposes. Land values have regard to the requirements of rating and taxing legislation and should not be used for any other purpose without the specific agreement of the Valuer General.

Valuation Enquiry Details
T: 1800 110 038
www.lpi.nsw.gov.au

Valuation district
The local government area.

Mailing address
The address held in the Register of Land Values where we send correspondence.

Owner(s) name
The owner(s) or lessee(s) of the land as recorded in the Register of Land Values.

Valuation details
Land value as at 1 July in the year of valuation. Any concessions or allowances applying to the land under the Valuation of Land Act 1916 will be printed here.

- Off site allowance
- On site allowance
- Subdivision allowance
- Heritage Value
- Mixed Development Apportionment Factor (MDAF)
- Mixed Use Apportionment Factor (MUF)

Date the valuation was made based on the property market at 1 July in the valuing year.