

Office of the New South Wales Valuer General

MEDIA RELEASE



14 January 2012

Land values issued for Hawkesbury Local Government Area

NSW Valuer General Philip Western today said landowners and rate paying lessees of 23,348 properties in the Hawkesbury local government area (LGA) have been issued with a Notice of Valuation showing the land value of their property as at 1 July 2011.

Mr Western said landowners and rate paying lessees receive a Notice of Valuation when new land values have been issued to their council to use in the determination of rates.

“These land values are fixed for rating until new values are issued to council,” he said.

“Landowners in Hawkesbury LGA were last issued with a Notice of Valuation showing their property’s land value as at 1 July 2008.

“The total land value of the Hawkesbury LGA as at 1 July 2011 was approximately \$8.457 billion. This is an overall increase from the total land value of \$8.286 billion determined as at 1 July 2008,” Mr Western said.

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

“Real estate analysis in the Hawkesbury LGA has been comprehensive during the course of the 2011 valuation program, with 157 residential, 13 commercial, 13 industrial and 203 rural sales analysed,” he said.

Over the three-year period since landowners in Hawkesbury LGA were issued with Notices of Valuation, the value of residential land has shown a moderate increase overall, while the value of commercial land has generally shown a slight decrease.

The value of industrial land has generally remained steady, with the exception of industrial land in Mulgrave, which has seen some slight increases in value, mainly due to the the completion of the Hawkesbury Valley Way arterial road project and the Windsor Road upgrade.

Rural land values have generally shown a slight increase over the three year period.

Typical residential land values were:

- 728 square metres at Baylis Place, North Richmond valued at \$280,000
- 908 square metres at Chatham Street, Pitt Town valued at \$330,000
- 1,000 square metres at Church Road, Wilberforce valued at \$275,000
- 556 square metres at Cornwell Avenue, Hobartville valued at \$220,000

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- 757 square metres at Eaton Street, Agnes Banks valued at \$215,000
- 4,046 square metres at Robertson Street, Kurrajong valued at \$390,000
- 746 square metres at Ross Street, Windsor valued at \$265,000
- 1,011 square metres at Sherwood Street, Kurrajong valued at \$295,000.

Typical commercial land values were:

- 575 square metres at George Street, Windsor valued at \$430,000
- 624 square metres at George Street, South Windsor valued at \$340,000
- 407 square metres at George Street, Windsor valued at \$285,000
- 644 square metres at Riverview Street, North Richmond valued at \$305,000
- 645 square metres at Windsor Street, Richmond valued at \$420,000.

Typical industrial land values were:

- 2,223 square metres at Curtis Road, Mulgrave valued at \$710,000
- 809 square metres at Lukis Avenue, Richmond valued at \$230,000
- 2,300 square metres at Ti Tree Place, Wilberforce valued at \$265,000
- 2,502 square metres at White Place, South Windsor valued at \$560,000.

Typical rural land values were:

- 2 hectares at Bocks Road, Oakville valued at \$620,000
- 2.1 hectares at Bull Ridge Road, East Kurrajong valued at \$385,000
- 2 hectares at Kurmond Road, Freemans Reach valued at \$460,000
- 1.7 hectares at Old Stock Route Road, Oakville valued at \$500,000
- 2 hectares at Pebbly Hill Road, Maraylya valued at \$550,000
- 5.9 hectares at Springwood Road, Yarramundi valued at \$475,000.

Mr Western said landowners wishing to know more about their land value or the land valuation system could call toll free on 1800 110 038 or visit the Land and Property Information website at www.lpi.nsw.gov.au/valuation.

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