



Value NSW



Information regarding changes to the general valuation redistribution

Value NSW

Department of Planning, Housing and Infrastructure

May 2025

Why schedule was changed

Previous schedule

- Issued new land values for approximately 2.7 million properties in one year, followed by 2 years of no new land values for councils.
- This created peaks and troughs in valuation volumes, enquiries and objections, leading to longer response times, higher costs and lower customer satisfaction.
- The demand for valuation services outstripped supply, especially during peak periods, resulting in higher fees for objection valuations.



New schedule

- One-third of councils now receive new land values each year, reducing the number of valuations issued to approximately 900,000 per year.
- The redistribution spreads out the valuation volumes, enquiries and objections over 3 years, creating a more stable and manageable pipeline of work for VNSW that will improve customer outcomes through more efficient response times.
- This will stabilise costs for local councils and the NSW Government and will improve timeliness and quality of valuation services.

New general valuation delivery schedule summary

- Under the new schedule, about one-third of NSW councils receive new land values each year.
- This change means about 900,000 valuations will be done annually, leading to faster customer service and stabilised costs for local councils and the NSW Government.
- The transition to this new schedule commenced at the end of 2024 and is anticipated to finish by 2027.
- During the transition, some councils will receive new valuation lists more frequently until the new schedule is fully in place.
- The transition ensures valuations are issued at least once every 3 years, as required by the *Valuation of Land Act 1916*.
- Landholders will receive a notice of valuation when their council receives a new valuation list.
- Landholders can always check their land value online and can still lodge an objection to their land value.
- There is no change to the annual delivery of NSW land values for land tax purposes.
- Some councils have requested an earlier general valuation and all requests to date have been accommodated.