



Valuer General

VG22/379

The Hon. Tara Moriarty MLC
Chair
Portfolio Committee No. 1 – Premier and Finance
Email: PortfolioCommittee1@parliament.nsw.gov.au

Dear Chair

Thank you for your invitation to appear before the NSW Legislative Council's Portfolio Committee No. 1 – Premier and Finance inquiry into the Property Tax (First Home Buyers Choice) Bill 2022 today. I committed to provide a number of responses by the end of today.

As mentioned in my opening statement, I have confidence in the NSW valuation system and in Valuer General NSW's ability to deliver the valuations which underpin the proposed property tax reforms utilising the existing systems and processes, with some minor adjustments.

In response to the concerns raised about availability of land values for strata lots, I confirm these land values are publicly available via the online land value search function on our website at www.valuergeneral.nsw.gov.au.

A land value search may be completed utilising a property number. The property number can be found on a Notice of Valuation, land tax assessment, via our online portal search function using the property address or title reference, or by contacting Valuer General NSW via phone.

The land value search will provide a land value for the strata scheme and a strata unit land value. The strata scheme land value is the land value for the whole site of the strata scheme. The strata unit land value is a proportion of the strata scheme land value based on unit entitlement.

I note the concerns raised by the Committee about apportioning land values for mixed use complexes. These would only be required for properties that do not form part of a strata scheme given the land values are already available for strata units.

I have endeavoured to address all of the points raised today. However, if there is anything I have missed or if the Committee requires any additional information, please don't hesitate to contact me via email to

Yours sincerely

Mr Josh Etherington
Acting Valuer General

27 October 2022