



Rates & Land Values – Frequently Asked Questions (FAQs)

The 2025/2026 rate notice has been calculated using the most recent land valuation provided to Council by the NSW Valuer-General.

The NSW Valuer-General has previously provided a “Notice of Valuation” of the 2024 Land Valuation to you via mail or email in late January/February 2025. The 2025/2026 rate levy is the first occasion that this new land valuation will be used for rating purposes.

The next Valuer General Land Valuation for Weddin Shire will be 1/07/2026, 1/07/2029 and 1/07/2032 to align with the Valuer Generals schedule.

More information on the “Valuation list schedule” provided by the NSW Valuer-General office can be found at:

[Valuation list schedule for local councils 2024-2034.pdf](#)

Land Valuation

The following FAQs are provided for your information on this matter.

What is land value?

Land value is the value of your land only at market value, as if it sold on 1 July in the valuing year. It does not include the value of your home or other structure or improvements.

More information on “Your land value” can be found at: [Your Land Value](#)

Who determines land value?

Land values are determined by the NSW Government, through the Valuer-General, an independent statutory officer appointment by the Governor of NSW to oversee the valuation system for NSW. The Valuer-General is responsible for providing impartial land values in NSW, in line with the *Valuation of Land Act 1916*.

How are land values determined?

Land values reflect the property market conditions, the physical condition of the land, and the zoning and permitted use of the land. Land values do not include structures. They do include improvements like drainage, excavating, filling and clearing.

Valuers use a mass valuation process for most land in NSW, which means they:

- Group similar properties that are expected to experience similar changes in value.
- Value a representative property from each group at 1 July each year.
- Calculate how much the land value has changed in the past year.
- Apply this change to all properties in that group, to calculate their new values.

Property sales are the most important factor valuers consider when valuing land. They analyse sales of both vacant land and improved properties and adjust for the added value of any improvements.

They may consider things like:

- Most valuable use.
- Zoning and heritage restrictions.
- Location and views.
- Size, shape and features.
- Nearby development and infrastructure.

Can I lodge an objection to my new land valuation?

Yes, you can. You have 60 days from the date you are notified of the new property valuation, and this date is on the front of your 'Notice of Valuation'.

Information about lodging an objection is available at:

<https://www.service.nsw.gov.au/transaction/lodge-an-objection-to-a-notice-of-valuation>.

What do land valuations have to do with my rates?

Land Values are the main factor all NSW Councils use to calculate Ordinary Rates. New land values are given to Council by the NSW Valuer-General, at least every three (3) years. Weddin Shire Council calculates rates based on the land value of your property.

More information on rates and charges can be found on Weddin Shire Council's website: <https://www.weddin.nsw.gov.au/Council/Rates-Fees/Rates>.

If my land value has increased, does it mean my rates will definitely go up?

No. It depends on how an individual land valuation changes when compared with the average valuation across a rating category. The rating category declared for your property is detailed in your rates notice, and will be one of the following:

Rate Categories

- Residential
- Farmland
- Business
- Mining

What is the 'rate peg'?

The NSW government sets a limit on the total amount of income that a council can raise from certain rates each year. Because of rate pegging, council's overall rates revenue cannot increase by more than the percentage increase approved by the minister. If overall land values rise, council may have to adjust the rating structure so that total income does not grow more than the percentage increase approved by the Minister.

Can Council choose to ignore the new land valuations and keep rates the same?

No. Council is legally required to use the new land valuations supplied by the NSW Valuer-General as the basis of rates.

I'm experiencing financial hardship, is there any financial support available for my rates?

While council cannot waive rates or interest for late payment, we can provide ratepayers who are experiencing financial hardship (such as suffering a loss or reduction in employment) with extended payment plans.

If you have any further questions please to contact Council's Rates officer on 02 6343 1212 – Option 2.