



New land valuations give little relief for rates in most Hawkesbury suburbs

Description

NOTICE OF VALUATION
Land value as at 01/07/2019
VALUATION DISTRICT HAWKESBURY

Residents around the Hawkesbury should be receiving their latest land valuation letters from the Valuer General. I got mine this week.

I'll be making a more detailed analysis when some details crystallise, but since it's already been mentioned on social media, let me get some data out to you.

Every few years, the VG revalues your land. It has nothing to do with the *improved* value of your

property (that is, with your house and other structures), but *is* used by Council to calculate your rates. This Council voted to turn the knob up on the formula which magnifies swings in land value on your rates. I and my fellow Liberal Councillors opposed that as unfair and this remains our view. I've made several videos and posts about this in the past, if you want a reminder.

<http://councillorzamprogno.info/2017/08/27/video-blog-hawkesbury-council-rate-rises-and-the-valuer-general/>

<http://councillorzamprogno.info/2017/08/10/are-some-hawkesbury-residents-paying-too-much-tax/>

For example, speculation caused by development near the NW growth sector caused land values in Oakville and Vineyard to soar in 2017, and the Council rubbed salt in the wound by applying for a staged 31% rate-hike (the SRV) which is still flowing through to you.

Here are three tables from Council's new 2020 analysis of the effect of the new valuation on rates, by suburb.

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Table 4 – Residential Category – Likely Changes in Average Land Value

Suburb	No. of properties	Average Land Value 2016	Average Land Value 2019
NORTH RICHMOND	2,453	\$360,505	\$387,259
SOUTH WINDSOR	2,306	\$295,800	\$333,254
BLIGH PARK	2,246	\$290,364	\$324,626
RICHMOND	2,172	\$281,267	\$311,661
PITT TOWN	1,247	\$686,915	\$725,367
KURRAJONG	1,121	\$528,439	\$566,053
HOBARTVILLE	1,082	\$371,750	\$354,881
WILBERFORCE	977	\$511,912	\$592,669
GLOSSODIA	949	\$396,199	\$493,891
MCGRATHS HILL	894	\$367,803	\$402,123
WINDSOR	729	\$331,630	\$397,346
EAST KURRAJONG	663	\$596,414	\$631,993
FREEMANS REACH	639	\$468,273	\$559,796
BOWEN MOUNTAIN	587	\$253,017	\$269,985
OAKVILLE	561	\$1,689,812	\$1,567,186
KURRAJONG HEIGHTS	538	\$320,936	\$334,224

Hawkesbury Council's preliminary analysis of the effect of the new valuation on 2020 rates.

It shows that land values in Oakville have relaxed -7.26%, the biggest suburb drop in this round. However, given land values spiked 130% in the 2016 Valuation (206% in Vineyard, 66% in Maraylya, and 44% in McGraths Hill), this is little relief.



2016 NSW Valuer General Land Revaluation

- Total Land Value **2014** - **\$8.6Billion**
- Total Land Value **2016** - **\$12.2Billion**
- An increase of **\$3.6Billion** across the Hawkesbury Council Area
- **All Rating Categories** experienced an increase in Land Value
- **Most Suburbs** experienced an increase in Land Value
- Land Value Increases **varied** from **1%** to as high as **347%** (individual property, not suburban average)
- **Average Increase 40%**

Suburb	Impact on Average Land Values (%)
BLIGH PARK *	45.90%
BOWEN MOUNTAIN *	11.95%
HOBARTVILLE	54.98%
KURRAJONG *	23.62%
MARAYLYA *	65.86%
MCGRATHS HILL	44.07%
NORTH RICHMOND	24.78%
OAKVILLE *	130.18%
PITT TOWN	44.24%
RICHMOND *	36.98%
SOUTH WINDSOR	41.55%
VINEYARD *	206.04%
WILBERFORCE *	27.10%
WINDSOR *	23.85%

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A slide from a 2016 briefing on the effect of the previous land valuation round from 2014 to 2016.

If this were the only factor, the average Residential rates in Oakville would drop \$710p.a in the 2020-2021FY.

Table 5 – Residential Category – Potential impact of changing Rates

Suburb	No. of properties	2019/20 Average Rates	2020/21 Average Rates based on 2016 Land Values	2020/21 Average Rates based on 2019 Land Values	A
NORTH RICHMOND	2,453	\$1,152	\$1,257	\$1,213	
SOUTH WINDSOR	2,306	\$1,018	\$1,109	\$1,104	
BLIGH PARK	2,246	\$1,006	\$1,096	\$1,086	
RICHMOND	2,172	\$988	\$1,075	\$1,060	
PITT TOWN	1,247	\$1,828	\$2,006	\$1,896	
KURRAJONG	1,121	\$1,500	\$1,643	\$1,574	
HOBARTVILLE	1,082	\$1,175	\$1,283	\$1,147	
WILBERFORCE	977	\$1,465	\$1,605	\$1,628	
GLOSSODIA	949	\$1,226	\$1,339	\$1,428	
MCGRATHS HILL	894	\$1,167	\$1,274	\$1,243	
WINDSOR	729	\$1,092	\$1,191	\$1,233	
EAST KURRAJONG	663	\$1,640	\$1,799	\$1,708	
FREEMANS REACH	639	\$1,375	\$1,505	\$1,562	
BOWEN MOUNTAIN	587	\$929	\$1,011	\$976	
OAKVILLE	561	\$3,905	\$4,308	\$3,598	
KURRAJONG HEIGHTS	538	\$1,070	\$1,166	\$1,106	

BUT, since the latest stage of the SRV is also going to be applied to your next rates bill, most of the gains are eroded.

Table 7 – Residential Category – Changes in Land Values and Rates

Suburb	No. of properties	2016 Average Land Value	2019 Average Land Value	2017/2018 Average Rates	2020/2021 Average Rates
NORTH RICHMOND	2,453	360,505	387,259	\$938	\$1,000
SOUTH WINDSOR	2,306	295,800	333,254	\$850	\$1,000
BLIGH PARK	2,246	290,364	324,626	\$841	\$1,000
RICHMOND	2,172	281,267	311,661	\$832	\$1,000
PITT TOWN	1,247	686,915	725,367	\$1,540	\$1,000
KURRAJONG	1,121	528,439	566,053	\$1,261	\$1,000
HOBARTVILLE	1,082	371,750	354,881	\$981	\$1,000
WILBERFORCE	977	511,912	592,669	\$1,224	\$1,000
GLOSSODIA	949	396,199	493,891	\$1,025	\$1,000
MCGRATHS HILL	894	367,803	402,123	\$975	\$1,000
WINDSOR	729	331,630	397,346	\$923	\$1,000
EAST KURRAJONG	663	596,414	631,993	\$1,360	\$1,000
FREEMANS REACH	639	468,273	559,796	\$1,154	\$1,000
BOWEN MOUNTAIN	587	253,017	269,985	\$777	\$1,000
OAKVILLE	561	1,689,812	1,567,186	\$3,114	\$3,598
KURRAJONG HEIGHTS	538	320,936	334,224	\$893	\$1,000

So, the average rates in Oakville in 2020-21 will be \$3598pa, down from \$3905 this year, a saving of only \$307.

These figures need to be taken with these caveats:

- Average figures are only that, and your own situation may differ.
- I've asked Council staff for more granular data including median rates, and I'm still waiting for them.
- These per-suburb figures are not final, as the VG has indicated some variations may occur in areas affected by the fires. This will affect the balance between suburbs and therefore the proportion each of us will pay.

Some people's rates in Oakville and elsewhere doubled (or worse) in 2017, and this new land valuation will give you very little relief. You're right to be angry. The current Council delivered a quadruple-

whammy to you by abolishing the Rural-Residential category, increasing land value as an input to the rating formula, spiking everyone's rates by 31%, all at a time of rampant land value property speculation, which appears to be continuing.

I will continue to advocate for a fairer system.

Category

1. Uncategorized

Tags

1. Hawkesbury Council
2. Council Rates
3. NSW Valuer General

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councill

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