

Attachment A:
Average Land Value Increase by each Valuer General Zoning Category

Residential – Zoning - Average Land Value Increase 2019 to 2022 by locality
Overall average increase 33%

Suburb	Zoning	Valuer General Category	Average 2019 land Value	Average 2022 land Value	Average Increase	Average Increase
ASHMONT	R1	Residential	63,130	93,180	30,050	47.60%
BOOROOMA	R1	Residential	135,784	231,041	95,257	70.15%
BOURKELANDS	R1	Residential	146,841	228,072	81,231	55.32%
EAST WAGGA WAGGA	R1	Residential	135,952	173,477	37,525	27.60%
ESTELLA	R1	Residential	161,081	222,607	61,526	38.20%
FOREST HILL	R1	Residential	120,409	140,113	19,704	16.36%
GLENFIELD PARK	R1	Residential	125,415	175,713	50,298	40.11%
GOBBAGOMBALIN	R1	Residential	184,653	223,979	39,326	21.30%
KOORINGAL	R1	Residential	135,613	165,997	30,384	22.40%
LAKE ALBERT	R1	Residential	155,249	225,762	70,513	45.42%
LLOYD	R1	Residential	196,961	227,989	31,028	15.75%
MOUNT AUSTIN	R1	Residential	95,210	117,109	21,899	23.00%
SPRINGVALE	R1	Residential	160,000	249,000	89,000	55.63%
TATTON	R1	Residential	178,905	244,745	65,840	36.80%
TOLLAND	R1	Residential	96,598	119,987	23,389	24.21%
TURVEY PARK	R1	Residential	185,675	247,848	62,173	33.48%
WAGGA WAGGA	R1	Residential	260,516	310,501	49,985	19.19%

Large Lot zoning R5 – Average Land Value Increase 2019 to 2022 by locality
overall average increase – 37% - Other Residential

Suburb		Valuer General Category	Average land Value 2019	Average Land Value 2022	increase Land Value average	Average Increase
BOOROOMA	R5	Large lot	414,000	575,000	161,000	38.89%
CARTWRIGHTS HILL	R5	Large lot	210,035	299,428	89,393	42.56%
EAST WAGGA WAGGA	R5	Large lot	415,444	456,333	40,889	9.84%
ESTELLA	R5	Large lot	1,810,000	2,510,000	700,000	38.67%
GOBBAGOMBALIN	R5	Large lot	340,000	482,000	142,000	41.76%
GUMLY GUMLY	R5	Large lot	283,868	374,306	90,438	31.86%
KOORINGAL	R5	Large lot	502,666	552,666	50,000	9.95%
LAKE ALBERT	R5	Large lot	358,726	411,616	52,890	14.74%
MOORONG	R5	Large lot	368,526	511,631	143,105	38.83%
NORTH WAGGA WAGGA	R5	Large lot	155,500	222,500	67,000	43.09%
SAN ISIDORE	R5	Large lot	267,116	361,328	94,212	35.27%
SPRINGVALE	R5	Large lot	347,714	432,084	84,370	24.26%
TATTON	R5	Large lot	321,489	424,489	103,000	32.04%
WAGGA WAGGA	R5	Large lot	303,000	353,333	50,333	16.61%

Farming - Zoning RU1 - Average Land Value Increase 2019 to 2022 by Locality – Overall average increase -118%

Locality	Zoning	Valuer General Category	Average 2019 land Value	Average 2022 land Value	Average Increase	Average Increase
ALFREDTOWN	RU1	Farming	849,768	1,929,913	1,080,145	127.11%
BELFRAYDEN	RU1	Farming	101,811	202,000	100,189	98.41%
BIG SPRINGS	RU1	Farming	1,141,840	2,603,980	1,462,140	128.05%
BOMEN	RU1	Farming	594,025	1,004,875	410,850	69.16%
BOOK BOOK	RU1	Farming	1,695,642	4,011,437	2,315,795	136.57%
BOOROOMA	RU1	Farming	253,125	437,300	184,175	72.76%
BORAMBOLA	RU1	Farming	1,161,662	2,631,209	1,469,547	126.50%
BROOKDALE	RU1	Farming	1,257,375	2,830,071	1,572,696	125.08%
BRUCEDALE	RU1	Farming	688,961	1,362,056	673,095	97.70%
BULGARY	RU1	Farming	1,014,858	2,279,810	1,264,952	124.64%
BURRANDANA	RU1	Farming	624,228	1,401,376	777,148	124.50%
CARTWRIGHTS HILL	RU1	Farming	323,177	549,133	225,956	69.92%
CHARLES STURT UNIVERSITY	RU1	Farming	11,000		-11,000	-100.00%
COLLINGULLIE	RU1	Farming	1,037,793	2,112,266	1,074,473	103.53%
CURRAWARNA	RU1	Farming	908,848	1,709,996	801,148	88.15%
DOWNSIDE	RU1	Farming	907,131	1,765,833	858,702	94.66%
EAST WAGGA WAGGA	RU1	Farming	458,337	890,800	432,463	94.35%
ESTELLA	RU1	Farming	21,100	37,900	16,800	79.62%
EUBERTA	RU1	Farming	1,012,020	2,016,278	1,004,258	99.23%
EUNANOREENYA	RU1	Farming	902,434	1,605,831	703,397	77.94%
FOREST HILL	RU1	Farming	1,487,820	3,465,025	1,977,205	132.89%
GALORE	RU1	Farming	1,403,590	3,154,832	1,751,242	124.77%
GANMAIN	RU1	Farming	950,080	1,929,140	979,060	103.05%
GELSTON PARK	RU1	Farming	177,500	311,000	133,500	75.21%
GOBBAGOMBALIN	RU1	Farming	836,064	1,651,950	815,886	97.59%
GREGADOO	RU1	Farming	997,938	2,144,373	1,146,435	114.88%
GUMLY GUMLY	RU1	Farming	340,296	461,520	121,224	35.62%
HAREFIELD	RU1	Farming	1,409,196	2,797,630	1,388,434	98.53%
HILLGROVE	RU1	Farming	628,166	1,147,583	519,417	82.69%
HUMULA	RU1	Farming	893,017	2,106,660	1,213,643	135.90%
KAPOOKA	RU1	Farming	776,655	1,273,180	496,525	63.93%
KYEAMBA	RU1	Farming	1,663,774	3,551,803	1,888,029	113.48%
LADYSMITH	RU1	Farming	732,635	1,717,127	984,492	134.38%
LAKE ALBERT	RU1	Farming	488,937	889,937	401,000	82.01%
LITTLE BILLABONG	RU1	Farming	81,700	203,000	121,300	148.47%
LLOYD	RU1	Farming	103,652	163,655	60,003	57.89%
LOCKHART	RU1	Farming	963,070	2,136,568	1,173,498	121.85%
MANGOPLAH	RU1	Farming	972,898	2,193,312	1,220,414	125.44%
MARRAR	RU1	Farming	1,332,633	2,663,800	1,331,167	99.89%
MATONG	RU1	Farming	3,421,490	7,483,575	4,062,085	118.72%
MAXWELL	RU1	Farming	980,487	2,249,341	1,268,854	129.41%
MOORONG	RU1	Farming	672,278	1,292,050	619,772	92.19%
NORTH WAGGA WAGGA	RU1	Farming	390,186	649,243	259,057	66.39%
OBERNE CREEK	RU1	Farming	927,775	2,220,900	1,293,125	139.38%
OURA	RU1	Farming	1,678,491	3,337,674	1,659,183	98.85%
PULLETOP	RU1	Farming	1,170,885	2,699,223	1,528,338	130.53%
ROWAN	RU1	Farming	655,530	1,335,100	679,570	103.67%
SAN ISIDORE	RU1	Farming	695,000	1,220,000	525,000	75.54%
SPRINGVALE	RU1	Farming	642,750	1,268,000	625,250	97.28%
TARCUTTA	RU1	Farming	918,624	2,172,476	1,253,852	136.49%
THE GAP	RU1	Farming	1,004,361	2,036,305	1,031,944	102.75%
THE ROCK	RU1	Farming	870,061	1,941,496	1,071,435	123.14%
URANQUINTY	RU1	Farming	857,059	1,981,286	1,124,227	131.17%
WAGGA WAGGA	RU1	Farming	639,145	1,416,747	777,602	121.66%
WALLACETOWN	RU1	Farming	5,275,000	10,150,000	4,875,000	92.42%
YARRAGUNDRY	RU1	Farming	1,091,897	2,349,133	1,257,236	115.14%
YERONG CREEK	RU1	Farming	149,333	340,500	191,167	128.01%

Non Residential various zoning categories - Average land Value increase 2019 to 2022 by locality
overall average increase - 22%

Locality	Zoning	Valuer General Category	Average 2019 land Value	Average 2022 land Value	Average Increase	Average Increase
ASHMONT	B1	Neighbourhood Centre	64,000	70,400	6,400	10.00%
BOMEN	B1	Neighbourhood Centre	169,000	185,000	16,000	9.47%
GLENFIELD PARK	B1	Neighbourhood Centre	156,000	171,000	15,000	9.62%
KOORINGAL	B1	Neighbourhood Centre	207,800	214,400	6,600	3.18%
LAKE ALBERT	B1	Neighbourhood Centre	141,000	155,000	14,000	9.93%
LLOYD	B1	Neighbourhood Centre	413,000	454,000	41,000	9.93%
MOUNT AUSTIN	B1	Neighbourhood Centre	70,677	77,611	6,934	9.81%
NORTH WAGGA WAGGA	B1	Neighbourhood Centre	89,400	98,300	8,900	9.96%
TOLLAND	B1	Neighbourhood Centre	144,500	158,500	14,000	9.69%
TURVEY PARK	B1	Neighbourhood Centre	174,000	205,000	31,000	17.82%
WAGGA WAGGA	B1	Neighbourhood Centre	233,000	264,000	31,000	13.30%
ASHMONT	B2	Local Centre	492,000	590,000	98,000	19.92%
BOOROOMA	B2	Local Centre	1,555,880	1,564,933	9,053	0.58%
BOURKELANDS	B2	Local Centre	1,000,000	1,200,000	200,000	20.00%
ESTELLA	B2	Local Centre	1,680,000	2,160,000	480,000	28.57%
FOREST HILL	B2	Local Centre	303,600	364,000	60,400	19.89%
GLENFIELD PARK	B2	Local Centre	1,840,666	2,204,666	364,000	19.78%
KOORINGAL	B2	Local Centre	1,819,666	2,180,000	360,334	19.80%
LAKE ALBERT	B2	Local Centre	920,000	1,099,333	179,333	19.49%
MOUNT AUSTIN	B2	Local Centre	490,000	588,000	98,000	20.00%
TATTON	B2	Local Centre	780,000	936,000	156,000	20.00%
TOLLAND	B2	Local Centre	848,000	1,015,600	167,600	19.76%
TURVEY PARK	B2	Local Centre	650,200	778,200	128,000	19.69%
WAGGA WAGGA	B2	Local Centre	980,000	1,170,000	190,000	19.39%
WAGGA WAGGA	B3	Commercial Core	615,710	637,855	22,145	3.60%
EAST WAGGA WAGGA	B4	Mixed Use	1,640,000	1,800,000	160,000	9.76%
KOORINGAL	B4	Mixed Use	549,533	622,466	72,933	13.27%
TURVEY PARK	B4	Mixed Use	763,000	839,000	76,000	9.96%
WAGGA WAGGA	B4	Mixed Use	907,496	973,141	65,645	7.23%
ASHMONT	B5	Business Development	944,469	1,037,923	93,454	9.89%
WAGGA WAGGA	B5	Business Development	620,306	788,000	167,694	27.03%
EAST WAGGA WAGGA	B6	Enterprise Corridor	647,572	767,701	120,129	18.55%
GUMMLY GUMMLY	B6	Enterprise Corridor	418,275	462,245	43,970	10.51%
WAGGA WAGGA	B6	Enterprise Corridor	564,296	618,908	54,612	9.68%
BOMEN	IN1	General Industrial	732,194	1,175,745	443,551	60.58%
EAST WAGGA WAGGA	IN1	General Industrial	391,777	625,948	234,171	59.77%
FOREST HILL	IN1	General Industrial	768,000	1,190,000	422,000	54.95%
HAREFIELD	IN1	General Industrial	1,390,000	3,200,000	1,810,000	130.22%
KOORINGAL	IN1	General Industrial	385,050	596,600	211,550	54.94%
TURVEY PARK	IN1	General Industrial	103,000	160,000	57,000	55.34%
ASHMONT	IN2	Light Industrial	315,880	425,680	109,800	34.76%
CARTWRIGHTS HILL	IN2	Light Industrial	175,000	236,000	61,000	34.86%
EAST WAGGA WAGGA	IN2	Light Industrial	471,957	662,848	190,891	40.45%
GLENFIELD PARK	IN2	Light Industrial	371,486	576,486	205,000	55.18%
KOORINGAL	IN2	Light Industrial	545,333	732,666	187,333	34.35%
MOORONG	IN2	Light Industrial	622,636	838,727	216,091	34.71%
WAGGA WAGGA	IN2	Light Industrial	358,145	457,968	99,823	27.87%

Village - Zoning RU5 - Average Land Value Increase 2019 to 2022 by Locality –
Overall average increase - 58%

Locality	Zoning	Valuer General Category	Average 2019 land Value	Average 2022 land Value	Average Increase	Average Increase %
COLLINGULLIE	RU5	Village	64,553	98,850	34,297	53%
CURRAWARNA	RU5	Village	41,690	105,250	63,560	152%
GALORE	RU5	Village	1,467	3,177	1,710	117%
HUMULA	RU5	Village	24,928	37,358	12,430	50%
LADYSMITH	RU5	Village	79,384	135,383	55,999	71%
MANGOPLAH	RU5	Village	39,161	44,966	5,805	15%
NORTH WAGGA WAGGA	RU5	Village	85,311	122,147	36,836	43%
OURA	RU5	Village	89,678	94,952	5,274	6%
TARCUTTA	RU5	Village	32,417	65,890	33,473	103%
URANQUINTY	RU5	Village	103,416	176,732	73,316	71%
WAGGA WAGGA	RU5	Village	6,030	6,930	900	15%