

October 2024

This fact sheet explains the valuation stage of the Home Buyback process. This is part of the Resilient Homes Program, administered by the NSW Reconstruction Authority (RA).



What happens in this stage

If you are eligible to participate in a Home Buyback, an independent property valuer will visit your home to conduct an assessment and review other available records about your home. This includes the documents and photos that you provide.

The valuer will prepare a valuation report, which indicates the current market value of the home and the market value immediately before the relevant 2022 Flood Event.

The report is checked and reviewed by the Valuer General NSW.

Why is this necessary

Preparing a valuation report is required to enable RA to determine a fair offer for the buyback of your home. The valuation must consider a range of legal requirements, publicly available information and the documents and feedback that you provide.

What we will do

An independent valuer will contact you to arrange the valuation date and time with you. Our Resilient Homes Program team will coordinate the checks and reviews of any documents you provide to support the process.

We can also put you in touch with other organisations in the region who may be able to assist you with financial, legal and mental health support.

How you can prepare

You can let us know if you or your representative would like to accompany the valuer during the home visit. You can nominate dates or times that work best for you.

Frequently asked questions

What does the independent valuer assess when they value my home?

The independent valuer assesses:

- the market value of the property immediately before the relevant 2022 Flood Event
- the current market value of the property
- other categories of compensation in the *Land Acquisition (Just Terms Compensation) Act 1991* (Just Terms Act) which the Homeowner may be owed.

How will I be compensated if I am offered a Home Buyback?

RA will pay Homeowners a purchase price which considers market value of the property immediately before the flood event.

The payment package comprises:

- compensation under the Just Terms Act (referred to as the Just Terms Payment), which is the market value of the property calculated at the date on which the sale contract is entered into (the current market value) and other types of compensation to which a homeowner may be entitled under the Just Terms Act;

Plus (if applicable)

- an additional grant to bring the total payment up to the market value of the property before the Flood Event (referred to as the top up payment).

What are examples of the “other types of compensation” under the Just Terms Act?

Examples include financial costs reasonably incurred for relocation, stamp duty for purchasing a new home, and mortgage finance costs. While these costs are in addition to the current market value of the property, they are not paid in addition to the pre-flood market value of the property. Rent is not a category of compensation under the Just Terms Act.

My house was destroyed by the floods – how does this affect the valuation?

The payment package will consider the market value before the flood event. If the dwelling was destroyed or severely damaged during the flood event, or demolished since the 2022 floods, this will not adversely affect the offer to you.

When you complete the Homeowner Information Form, you are asked to supply information about the home, which assists RA to assess your application.

How do I know that the valuation will be accurate?

Valuation reports are reviewed by technical experts and the Valuer General NSW, if necessary. A report is then provided to a panel for assessment. In general, the valuation process is governed by law.

How long does the Home Buyback process take?

It usually takes up to 10 weeks from a Homeowner's application with the Resilient Homes Program to RA providing a letter of offer to the Homeowner.

Contact us

For more information please contact:

T: 1800 844 085

E: resilienthomesprogram@reconstruction.nsw.gov.au

W: www.nsw.gov.au/resilienthomesprogram

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