

Land valuation notice example—page 1

The **landowner name(s)** and the **address for service** are taken directly from the valuation roll—this is where (and to whom) the valuation notice and all other correspondence are sent unless the Valuer-General is advised otherwise

The **issue date** is the date on which the valuation notice was sent

The property identification number (**Property ID**) is a unique number given to the property

The postal address of the **departmental business centre** located nearest to the property that has been valued is listed at the top of the valuation notice—send any correspondence to this address

This is the **address of the land that has been valued**

Scan the **QR code** to register for email notices and find your valuation online

The **area** is the size (area of land) of the property that has been valued

The **real property description (RPD)** is the legal description of the parcel of land

The **new site valuation** shows the valuation amount and indicates that the land was valued using site value

The **date of valuation** is the date on which the valuation amount was determined

The **date of effect** is the date on which the **new site valuation** takes effect for local government rating, state land rental and state land tax purposes (if applicable)

Valuer-General

Land valuation notice

PO Box 63
MACKAY QLD 4740
LG 7340 Prop ID 10000000

000001 * 000

JOHN SAMPLER
10 SAMPLE STREET
SAMPLETOWN QLD 4000

The State Valuation Service has completed a valuation of all properties in your local government area in accordance with the *Land Valuation Act 2010*.

Property address:	10 SAMPLE ST, SAMPLETOWN 4800
Issue date:	31 March 2021
Property ID:	10000000
Local government:	WHITSUNDAY REGIONAL
Area:	1 M2
Real property description:	L1234 RP123458

NEW SITE VALUATION: \$100,000

Date of valuation: 1 October 2020

Date of effect: 30 June 2021

Scan QR code here

Register for email notices and find your valuation online:

For further information:
www.qld.gov.au/landvaluation

Valuation enquiries
1300 654 347

Local government enquiries
(07) 9999 9999

WJ Kearnan
Valuer-General
Department of Resources

741DN06_99999893_1_17/000001.0000016

Page 1 of 2

Queensland Government

Land valuation notice example—page 2

About your land valuation

Calculating your land valuation

The way your land valuation is calculated depends on how the land is zoned. For non-rural land, including rural-residential, site value is used.

Site value takes into account the value of improvements that prepare the land for development, such as filling, clearing and drainage works. The value of structural improvements, such as houses, buildings and fences, are not considered when valuing the land.

Land values are assessed as at 1 October, with notices issued by 31 March in the following year.

How land valuations are used

The new site valuation will be used to assist in determining local government rating and state land tax, where applicable, from 30 June 2021.

While rates for the 2021–22 financial year have not been determined, local government enquiries can be directed to your council on the number provided.

Land tax may be payable if the total taxable value of your land holdings in Queensland on 30 June 2021 exceeds the threshold.

For information on land tax, including current thresholds and available exemptions, visit www.qld.gov.au/landtax.

Disagree with your land valuation?

If you do not agree with your new site valuation and can provide information to demonstrate it is incorrect, you may lodge an objection. An objection must be lodged within 60 days of the issue date of this notice.

If you wish to lodge an objection, you must do so by 31 May 2021.

Objections can be lodged online or at the postal address shown at the top of this notice using the approved form (58S) available from our website.

Use your unique Valuation reference for online lodgement.

Inspect the land valuation display listing

View the valuation display listing for your local government area online at www.qld.gov.au/landvaluation or visit the Department of Resources, 44 Nelson St, Mackay until 28 June 2021.

Your Property ID

100000000

The property identification number (**Property ID**) is a unique number given to the property

www.qld.gov.au/landvaluation

Valuation enquiries

1300 664 217

Phone number for **land valuation enquiries**

Local government enquiries

(07) 9999 9999

Phone number for **local government enquiries**

Valuation reference

1234567890

The **valuation reference** is a unique identification number for online objection lodgement only