

Queensland 2021 Annual Valuation Program

Media questions and answers

Which LGAs will be valued in 2021?

In 2021, 25 local government areas totalling approximately 261,000 properties will be issued new land valuations.

The LGAs are: Balonne, Banana, Barcaldine, Barcoo, Blackall-Tambo, Bulloo, Burdekin, Central Highlands, Charters Towers, Cook, Diamantina, Gladstone, Gympie, Isaac, Longreach, Maranoa, Murweh, Paroo, Quilpie, Somerset, Southern Downs, Tablelands, Toowoomba, Western Downs and Whitsunday.

These cover approximately 59 per cent of the total land area of Queensland.

What happens if an LGA is not selected to be valued?

Where the Valuer-General has determined there has been insufficient market movement in any local government areas, and will not be issuing new valuations, the most recent valuations remain in effect.

When will new valuations be issued?

New valuations will be issued to landowners by 31 March 2021.

Why are land valuations so important?

Land valuations are important as they give landowners a guide on the land value of their properties. They are also used to assist with local government rates, land tax, and rental prices for leased state land.

How have LGAs been selected to be issued new valuations?

Queensland's independent Valuer-General has done an initial assessment of property markets across 62 of the state's local government areas and determined that new valuations need to be issued for 25 local government areas.

New valuations are provided when there has been enough of a market change within the local government area to warrant it – a property market spike or drop in one suburb alone wouldn't necessarily see new valuations being issued.

Local government areas are also revalued at least every four years.

How much is the levy LGAs pay?

The annual fee payable by LGAs for a copy of a valuation roll is set out in the Valuation of Land Regulation 2003, with the minimum fee payable \$6,135.

Why do LGAs have to pay the levy regardless of if they get revalued or not?

The levy covers a range of services including the annual market surveys and maintaining Queensland's 'valuation roll' which includes making changes related to subdivisions, and local government planning schemes. It does not include the cost associated with a revaluation.

There is no additional charge for LGAs when new valuations are issued.

Can residents in any LGAs selected for revaluation expect to pay more or less in rates in 2021?

Rates are set by councils. Valuations are just one of many factors taken into account when councils are framing their annual budgets and determining rates. All enquiries, complaints or disputes regarding rates should be made to the relevant council.

Can residents in any LGAs selected for revaluation expect to pay more or less in land tax in 2021?

Most people don't pay land tax for their homes as land used exclusively as the principal home is usually exempt.

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