

Queensland 2021 Land valuations

Media questions and answers

Which LGAs have been valued in 2021?

In 2021, landowners in 25 local government areas have been 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 was not selected to be valued?

Where the Valuer-General has not issued new valuations, the most recent valuations remain in effect.

When were new valuations issued?

New valuations were issued to landowners on 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 undertook an initial assessment of property markets across 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 the [Queensland Government land tax information page](#).

The Valuer-General only values the land, and valuations do not include structural improvements on the land such as houses, buildings, and fences.

Rural market analysis – Grazing and broad-acre farms

Queensland has seen significant increases in values for grazing and broad-acre primary production properties despite large areas of the state remaining drought declared.

Low interest rates have been the big driver with finance available for farm aggregation and business expansion, supported by strong beef and rural commodity prices.

Of the 25 rateable local government areas being valued this year, 23 local government areas recorded overall increases of between 7.8 per cent (Toowoomba) and 145.6 per cent (Diamantina).

Of the 23 that recorded an overall increase:

- two increased by 0–10 per cent
- seven increased by 10–20 per cent
- two increased by 20–30 percent, and
- 12 recorded increases of more than 30 per cent.

Notable of these was Diamantina and Bulloo with increases of 145.6 per cent and 113.1 per cent respectively.

Of the 25 LGAs being valued this year, two LGAs decreased in overall value of between 2.9 per cent (Burdekin) and 7.8 per cent (Gladstone).

LGAs with the biggest increases in median residential land values:

- Isaac 18.92%
- Balonne 18.37%
- Cook 13.33%

LGAs with the biggest decreases in median residential land values:

- Quilpie -45%
- Barcaldine -43.4%
- Blackall-Tambo -40%

For specific information on market movements in the 25 local government areas revalued in 2021 refer to information on the [land valuations website](#).

Overall, there has been confidence in Queensland's rural sector, with continued strength in beef and commodity prices, and historically low interest rates, which has resulted in a high volume of sales across the state.

In the first half of the 2020/21 financial year, the volume of title transactions recorded by the Registrar of Titles was up by 10 per cent on the same period the previous year – averaging around 2,950 dealings lodged each day.

Urban markets

Toowoomba has seen minor increases in residential properties and some increases in commercial properties within the CBD fringe.

Darling Downs towns of Pittsworth, Oakey and Millmerran have had no change in values. In smaller western Queensland towns there has been some variations in values, although mostly reductions, including in Roma. Dalby and Miles saw no change, while Chinchilla has had moderate increases.

In Central Queensland resource towns including Moranbah, Dysart, Middlemount and Collinsville values have increased; while Gladstone has experienced downward pressure on values.

In Western towns of Longreach, Blackall and Barcaldine where local economies have been impacted by ongoing drought, values have reduced significantly.

In coastal towns there has been decreases in Bowen; while Airlie Beach and Agnes Waters has experienced increases.

In North Queensland there has been downward pressure on values in the Burdekin towns of Ayr and Home Hill. Slight increases in Tablelands, and minor increases in Cook. Charters Towers' urban values have remained generally stable.

In South East Queensland, Somerset has generally had minor to moderate increases, while Gympie has had only minor increases.

Valuation of Indigenous local governments

The Department of State Development, Infrastructure, Local Government and Planning has advised that indigenous local governments will not be implementing rating based on statutory valuations in the 2020/21 financial year.

As land valuations cannot be used for rating, the Indigenous local governments have been excluded from the 2021 annual program by the Valuer-General.

Rural small farming review

There has been varying increases in value for smaller and also lower valued farming properties after a review and analysis of the sales of similar lands.

The Valuer-General is required to ensure that land valuations in Queensland are correct via the application of available sales evidence, and this can lead to changes in value where existing levels of value are found to be low as compared to the sales evidence.

Rural Assurance

There has been varying changes in value for farming properties due to ongoing market-based rural assurance review in local government areas.

The Valuer-General has implemented a rural assurance project where valuers, using the latest tools and technology to improve the quality of property data, are reviewing the statutory valuations of farming properties.

Vegetation Management Act changes

The Valuer-General is obliged to consider limitations to use of land which could include the provisions of the Vegetation Management Act. If landowners have concerns that their value does not represent such limitations then they should contact the Valuer-General to discuss.

Effects of floods or cyclones on valuations

Where there has been a recent cyclone or flood, reviews will be undertaken to determine their impact, if any, on statutory land valuations.

Landowners who have suffered permanent damage to their land should collect supporting information, including photographs and diagrams, showing that permanent damage has occurred, and lodge a written request to have the permanent damage taken into account.

Amendments to valuations are permitted if landowners apply to the Valuer-General within six months of the permanent damage occurring.

Site value and unimproved value

Statutory valuations are undertaken using either site value or unimproved value methodology.

Site value is used to value non-rural land. Site value is the amount that non-rural land could be expected to sell for without any structural improvements on the land (e.g. houses, buildings, fences). It takes into account the value of any site improvements which have been made to the land, which may include filling, clearing and drainage works.

Land that is zoned rural or equivalent under a local government planning scheme is valued using an unimproved value methodology. It is the amount that rural land could be expected to sell for without any structural improvements such as houses, fences, clearing, levelling and earthworks.

The Valuer-General only values the land, and valuations do not include structural improvements on the land such as houses, buildings and fences.

Role of the Valuer-General

Queensland's Valuer-General, Wally Kearnan provides independent advice and transparency in the assessment and issuing of valuations.

The Valuer-General is supported by Executive Director, State Valuation Service, Suzanne Stone.

Local Governments not valued in 2021

The decision not to value LGAs this year was made by the Valuer-General following consultation with councils, local groups and industry stakeholders and consideration of property market survey reports.

When undertaking the market surveys, valuers considered property sales since the last annual valuation was made and the predicted movements that this market evidence has had on the value of land.

Valuations are issued annually across the state, except in unusual circumstances or where it is determined there has been insufficient market movement in a local government area to warrant an annual valuation being issued.

In LGAs where new valuations were not issued in 2021, the most recent annual valuation will remain effective for rating, land tax and state land rental purposes until the next valuation is undertaken.

Rates

It is important that landowners understand that valuation notices are not rate notices and that rates are set by local governments.

Statutory valuations are issued by the Valuer-General and are only one of many factors councils use to determine levels of rates.

Rates are set under the *Local Government Act 2009* or the *City of Brisbane Act 2010* by local governments when they determine their annual budgets.

Local governments determine rates based on the services they intend to provide to the community, such as waste management and animal control, and how much revenue they need to pay for those services.

Local governments have wide ranging powers to manage rates. These include differential rating, setting a minimum rate, rate capping and the averaging of valuations before rates are assessed.

More information about rates is available from local councils or from the [Department of State Development, Infrastructure, Local Government and Planning](#).

Landowner opt in to receive email valuations

Landowners can receive their future valuation notices and other valuation information electronically by visiting the [land valuations website](#) and providing their email address. We are actively encouraging the conversion to online notices with the inclusion this year of a QR code on Land valuation notices.

Landowners can also contact the valuation call centre on 1300 664 217 or visit a Department of Resources business centres.

There will be significant benefit to landowners as emails are more convenient, faster and reliable. Approximately 497,000 properties have an email service address recorded in the Queensland Valuation and Sales system.

Find your land valuation online

Landowners can view their property's land valuation and related data for their area, by entering their address or Property ID number found on their land valuation notice.

Landowners can access up-to-date property data showing the state's latest land valuations, helping them better understand their land valuation and local property market.

Our online search tool combines information displayed in Queensland's valuation roll, residential market information and mapping products in to one easy-to-use online search accessible on desktop and mobile devices.

Available year round, landowners can use the online tool to find their annual land value and additional valuation information relating to their property. The online search tool also displays percentage movement in the residential median land values for major residential localities and their local government area as a whole.

View land valuations on Queensland Globe

The Queensland Globe gives landowners access to more detailed valuation information overlaid on spatial imagery allowing users to search for a property or pan the map to areas of interest and zoom down to individual property level.

Queensland Globe gives landowners access to more detailed valuation information, and from this year the Globe will display information on Land valuation, Freehold valuation, and State land rental valuation notices.

Landowners can access the valuation information on Queensland Globe year round on the [land valuations website](#).

For further information on accessing land valuations in the Queensland Globe visit the frequently asked questions on the [Globe help page](#).

Valuation listings

The valuation listing for 2021 and sales information for major residential localities are available on the [land valuations website](#) until 28 June 2021.

This information allows landowners to compare their valuations with others in their localities.

Hard copies of valuation listings are also available for viewing at selected Department of Resources business centres and local government offices, locations are listed on the [land valuations website](#).

Online information

The list of Queensland's statutory land valuations and sales information for major residential localities can be viewed on the [land valuations website](#) until 28 June 2021 allowing landowners to compare their valuation with others in their area.

Landowners will be able to search for and view valuations in their surrounding areas. For example, a search using their street address will bring up surrounding properties in their street.

Hard copies of the valuation list is available for viewing in local government areas at no cost to landowners.

A rural sales map is also available for inspection at selected office locations or online.

The valuation list, Queensland Globe and the residential sales information displayed on an interactive map, can help landowners understand how their new valuation compares with other residential values in the same suburb and local government area, and are available on the [land valuations website](#).

Objections

Landowners who believe their valuation is incorrect, and can provide information to support their claim, can lodge their objection online available on the [land valuations website](#) or at the address shown at the top of their valuation notice by 31 May 2021.

Landowners without internet access can obtain an objection kit that includes a step-by-step guide by phoning 1300 664 217.