

2023 Land valuation program: key information and frequently asked questions (to assist counter and phone functional staff)

This document contains key dates, along with questions and answers to the most frequently asked questions about Queensland's land valuation program.

Frequently asked questions and answers

What type of land valuation is done by the State Valuation Service?

The State Valuation Service undertakes land valuations consistent with the requirements of the *Land Valuation Act 2010* and only values the land – the valuation does not consider the value of structural improvements on the property, such as houses, buildings and fences.

The valuation aims to reflect the market value of the land and how the market has performed since the local government area was last valued.

How was the land valued?

Valuers from the [State Valuation Service](#) calculate land values by:

- researching the property market
- examining trends and sales information for each land use category (e.g. residential, commercial, industrial and rural)
- inspecting vacant or lightly improved properties that have recently sold
- interviewing vendors and purchasers of property, where appropriate
- considering the land's present use and zoning under the relevant planning scheme
- taking into account physical attributes and constraints on how the land is used.

The State Valuation Service undertakes a quality assurance and review process before the Valuer-General issues the land valuation notices to ensure they reflect the position the date of valuation (i.e. 1 October 2022).

How are land valuations completed by the State Valuation Service used?

New site or unimproved land valuations may be used to help determine local government rates and state land tax, where applicable, from 30 June 2023.

Under the *Local Government Act 2009* and *City of Brisbane Act 2010*, local governments have discretionary powers regarding how they rate and are best placed to make considerations based on local impacts from adverse natural events.

The Queensland Revenue Office is responsible for land tax and for information on land tax, including current thresholds and available exemptions, visit www.qld.gov.au/landtax. Land tax may be payable if the landowner's total taxable value of land holdings in Queensland on 30 June 2023 exceeds the threshold.

How do you find your land valuation?

Landowners can find their land valuation and other information on the land valuation notice issued to them by the Valuer-General, by post or email, on 17 March 2023.

Information about land valuations and properties in the local area is available online using the [Find your land valuation](#) search – enter the street address or Property ID number found on the land valuation notice.

How are the impacts of adverse natural events considered when calculating land valuations?

The Valuer-General understands that adverse natural weather events, such as floods and cyclones, occur regularly and present challenges for landowners across Queensland.

When reviewing a valuation due to an adverse natural event, valuers from the State Valuation Service consider a range of issues, including:

- property sales within affected areas that may be subject to severe or minor weather events from time to time
- how the land is used
- whether this type of event has occurred previously and is already reflected in the valuation
- permanent physical damage to the land
- the level, extent and duration of any flood inundation or other natural event
- the date when the damage or loss of value to the land occurred
- the length of time before rural land can be brought back into full production, where applicable.

If your local government area was revalued in 2023, the impact of any flooding or natural events that happened before the 1 October 2022 date of valuation has been considered in deciding your new land valuation. The valuations consider all information and sales data available on 1 October 2022.

Don't understand or agree with your land valuation

How can I find out how my land valuation was decided?

Landowners can:

- check the information available on the website at www.qld.gov.au/landvaluation
- contact the Queensland government call centre on 1300 664 217 to ask specific questions or speak with a staff member from the State Valuation Service.

What if a landowner disagrees with their land valuation?

If a landowner disagrees with their land valuation and they can provide information to demonstrate that it is incorrect, they can lodge an objection.

An objection **must**:

- a. be lodged **within 60 days** of the date the land valuation notice is issued (i.e. **by 16 May 2023**)
- b. be made using the **approved form** (58S or 58U) from the Land valuation website www.qld.gov.au/landvaluation
- c. be lodged **online** at <http://www.qld.gov.au/landvaluation> or **by post** to PO Box 230, ARCHERFIELD BC QLD 4108

How can landowners receive their land valuation notice by email?

Landowners can receive their land valuation notice by email or update their contact details online. Find out how to [change how you receive your land valuation](#).

