

Land valuation notice



/E-1/S-1/I-1/

Your property ID:
Your valuation reference:

The Department has valued all properties in your local government area in accordance with the *Land Valuation Act 2010*.

Below are details of your property and the new land valuation based on the **site value**.

Date of issue: March 2025
Property address:

Local government: BCC-SOUTH BRISBANE
Area: m²
Real property description:

NEW LAND VALUATION:	\$12,500,000
CURRENT LAND VALUATION:	\$11,000,000
Date of new valuation:	1 October 2024
Date of effect of new valuation:	30 June 2025

Find more information about your **new land valuation** over the page.

Laura Dietrich
Valuer-General
Department of Natural Resources and Mines,
Manufacturing and Regional and Rural Development



Change to email

Scan the QR code to update your details to receive your notice by email and find more information about your valuation.

 www.qld.gov.au/landvaluation

Valuation enquiries
 1300 664 217

Local government enquiries
 (07) 3403 8888

Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development



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Your valuation reference:

About your land valuation

Why did you receive this land valuation notice?

This notice provides you with information about your new land value. Each year the Valuer-General considers market movement and feedback from local governments and key stakeholders to decide which areas will be revalued. Not all local government areas are revalued each year.

Calculating your land valuation

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

Site value considers the value of improvements that prepare the land for development, such as filling, clearing and drainage works. It does not consider the value of structural improvements, such as houses, buildings and fences.

Valuing units and duplexes

Individual units and duplexes in community title schemes are not valued separately. A single land valuation notice is issued to the body corporate. A valuation amount is apportioned for each unit or duplex owner for local government rates and land tax purposes. Apportionments are determined as per the community management statement (CMS). The CMS is available through your body corporate manager or for purchase through Titles Queensland at www.titlesqld.com.au.

How land valuations are used

Land valuations are used for determining state land rentals and are used as an input to rating and land tax considerations by entities such as local governments and the Queensland Revenue Office. Valuations are just one of many factors councils use to determine rates.

Any enquiries about your rates should be directed to your local government.

The Queensland Revenue Office advises that land tax may be payable if your total taxable value of freehold land you own in Queensland on 30 June each year exceeds the threshold. Find information about the Queensland Revenue Office and land tax at www.qro.qld.gov.au/land-tax/about/.

Don't agree with your land valuation?

If you don't agree with your new land valuation and can provide information to demonstrate it is incorrect, you can lodge an objection within 60 days of the date this valuation notice is issued. The 60-day objection period closes on **19 May 2025**.

Your objection **must** be made on the approved form (Form 58S Notice of objection). You can find the form at www.qld.gov.au/landvaluation.

You can lodge an objection:

- **online** at www.qld.gov.au/landvaluation – using your valuation reference number
- **by email** to valoperations2@resources.qld.gov.au
- **by post** at PO Box 230, ARCHERFIELD BC QLD 4108
- **in person** at one of our business centres. Find the business centre addresses at www.resources.qld.gov.au/contact-us#land-valuations

Inspect the land valuation roll listing

You can view the land valuation listing for your local government **until 30 June 2025**:

- **online** at www.qld.gov.au/landvaluation
- **in person** at the **Brisbane QGSC, Upper Plaza, 33 Charlotte Street, Brisbane**

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Need more information



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Interpreter statement

The Queensland Government is committed to providing accessible information for people from culturally and linguistically diverse backgrounds. If you have difficulty understanding this document, please contact us within Australia on 13QGOV (13 74 68) and we will arrange for an interpreter to communicate this information to you.