



The Hon Dr Anthony Lynham MP
Minister for State Development and
Minister for Natural Resources and Mines

Your ref 10.4 Petitions
Our refs MO/16/785, CTS 11259/16

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3 JUN 2016

Mr Neil Laurie
The Clerk of the Parliament
Parliament House
Cnr George and Alice Streets
BRISBANE QLD 4000

Dear Mr Laurie

Thank you for your letter of 11 May 2016, forwarding for response petition 2582–16 as tabled in the Legislative Assembly on 10 May 2016.

In response to the petition, I advise that the Valuer-General's median site value for Mansfield increased from \$335,000 effective 30 June 2015 to \$425,000 effective 30 June 2016, or an overall median increase of 26.9 per cent; however, in this locality, site values of properties north of Eastwood Drive increased by approximately 60 per cent. This section of the locality is a newer development compared with the properties south of Eastwood Drive. These properties are the subject of the petition.

Statutory valuations are determined under the *Land Valuation Act 2010*, and are undertaken using either site value or unimproved value. Site value—which is used to value non-rural land—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 that have been made to the land, which may include filling, clearing and drainage works.

The valuations that reflect site land values as at 1 October 2015 are based upon market evidence in the local government area which has occurred on or before the valuation date. To arrive at the valuation, sales of properties are inspected and analysed to establish what amount a purchaser may be expected to pay for each parcel of land on a site basis.

It should be noted that the Valuer-General's median of 9.9 per cent for Brisbane considers the site valuations of over 334,000 properties—many of which have significantly different value ranges from Mansfield.

I note that officers of the State Valuation Service in Brisbane emailed Mr and Mrs Albuquerque to advise that an error in the valuations for this part of Mansfield had been discovered. The next course of action is to lapse any objections and issue new site valuations for these properties in Mansfield.

A review of 150 properties in this locality resulted in the valuations being reduced for 140 properties, while valuations for nine properties remained unchanged and one property valuation was increased slightly. Properties reviewed had issued site values as of 30 June 2016 ranging from \$455,000 to \$620,000. After this review, these properties valuations will now range from \$440,000 to \$570,000 effective 30 June 2016. The new valuations were issued to the landowners in this part of the Mansfield on 28 May 2016.

If the landowners still disagree with the new valuations, they retain objection and appeal rights under the Land Valuation Act.

The following sales support the new valuations:

Address	Area (m ²)	Date of Sale	Purchase Price	Site Value
8 Tones Road, Mansfield	603	27/03/2015	\$471,000	\$410,000
28 Casmaria Street, Mansfield	635	30/06/2015	\$445,000	\$400,000
20 Arura Street, Mansfield	615	16/07/2015	\$472,000	\$420,000
5 Ironbark Street, Carindale	1152	06/02/2015	\$565,000	\$500,000 **
11 Ironbark Street, Carindale	1102	10/12/2015	\$537,000	\$490,000 **

**** Note:** These lots have a restricted building envelope due to vegetation protection orders on the sites. The building area is limited to 364m² and 377m² respectively. The balance of the land is heavily timbered with native trees.

The sales above are located within the Mansfield State High School catchment area. Further, land in this locality is elevated, with varying degrees of view or outlook, with landowners having access to a nearby bikeway to Carindale shopping centre, park land, dog park, the nearby motorway and Garden City Shopping Centre. Currently, there are no vacant or lightly improved sales within the locality north of Eastwood Drive.

There are recent comparable sales nearby which are also elevated and, while these lots are located nearer to Carindale Shopping Centre, they are impacted by noise from the Gateway Motorway, the Belmont Rifle Range, electricity transmission lines and are not located within the Mansfield State High School catchment area. These sales are:

Address	Area (m ²)	Date of Sale	Purchase Price	Site Value
3 Southview Crescent, Belmont (known locally as Carindale)	606	09/11/2015	\$565,000	\$530,000
63 Linacre Crescent, Belmont (known locally as Carindale)	500	07/04/2015	\$445,000	\$400,000

Enquiries with regard to rates are not a matter for the Valuer-General, but should be directed to the Brisbane City Council.

I would be pleased if you would arrange the tabling of this response under Standing Order 125(3). Any enquiries regarding this response can be referred to Mr Paul Woodland, Chief of Staff, on telephone 3719 7360.

Yours sincerely



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