



Hon Rachel Nolan MP  
Member for Ipswich

Ref: CTS 10666/11

Minister for Finance, Natural  
Resources and The Arts

13 JUL 2011

Mr Neil Laurie  
The Clerk of the Parliament  
Parliament House  
George Street  
BRISBANE QLD 4000

Dear Mr Laurie

I refer to your letter of 16 June 2011 enclosing a copy of Petition No. 1708-11 lodged in the Queensland Legislative Assembly.

New statutory land valuations were issued by the Valuer-General for all 58 rateable local government areas on 3 May 2011. The Valuer-General, Mr Neil Bray, is the independent head of the State Valuation Service and is accountable for delivering statutory land valuations in Queensland.

The annual valuations issued on 3 May 2011, which have a valuation date of 1 October 2010, reflect the market as at that date. The valuations issued were consistent with the *Land Valuation Act 2010* which introduced a new site valuation methodology for non-rural land this year. Land that is zoned rural or equivalent under a local government planning scheme has continued to be valued using the unimproved value methodology.

Queensland has adopted the 'site valuation' methodology for non-rural land, because site value is a closer reflection of the land's current value. It is also a simpler methodology, is consistent with other Australian states and has the full support of the property industry, local governments and other key stakeholders.

Site value includes the value of any improvements made to the land such as filling, clearing, levelling and drainage works. Site value does not include structural improvements on the land such as houses, sheds and other buildings, nor does it include excavations necessary for structural improvements on the land such as for building foundations, footings or underground car parks.

Most landowners have seen little difference in their new valuation as a result of the shift to a site value methodology, other than through normal market movement.

The Valuer-General has advised me that waterfront sites in Runaway Bay were previously valued as at 1 October 2009 using the unimproved valuation methodology which provided concessions for historical land clearing, filling and retaining costs. For the new 2011 annual valuation, all non-rural properties were valued using the site valuation methodology which no longer provides these deductions from the issued valuation.

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Statutory land valuations are determined based on analysis of recorded sales of land around the date of valuation. Analysis of these sales establish market movements for different market sectors between the dates of valuation. This market movement is then applied to the current value to establish the new valuation.

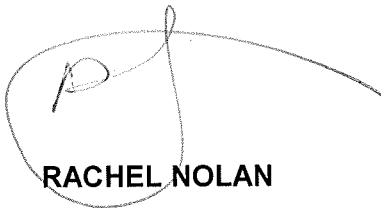
A change in value between the previous valuation as at 1 October 2009 and the new valuation as at 1 October 2010, reflects the market movements and the change to the site valuation methodology.

Landowners who disagree with the valuation and can provide reasons to support their claims may lodge a formal objection to a valuation within 60 days of the issue of a valuation notice. Objections to the annual valuations issued on 3 May 2011 were required to have been lodged by 4 July 2011.

Further information about valuations, including the Landowner Guide to Statutory Land Valuation Objections and objection forms, can be found on the Department of Environment and Resource Management website, [www.derm.qld.gov.au](http://www.derm.qld.gov.au).

Should you have any further enquiries, please do not hesitate to contact Mr Gregory Crowley, Area Manager, State Valuation Service South East, of the department on telephone 5583 1705.

Yours sincerely



**RACHEL NOLAN**