

## Land valuations 2025

New land valuations will be issued to Townsville ratepayers by the Valuer-General in March 2025, with new valuations effective from 30 June 2025.

### State Land Valuations

Local governments are required by the local government regulation to use state land valuations to calculate the general rate they use to determine rates.

Queensland Government provides Council with unimproved land valuations every few years.

| Question  | Answer  |
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| <b>When will people receive notice of their land valuation?</b> | The Valuer-General will begin issuing land valuations to Townsville property owners by 31 March 2025.   |
| <b>Who/what is the Valuer-General?</b>                          | Under the <i>Land Valuation Act 2010</i> , the Valuer-General is the independent head of the State Valuation Service, Department of Resources (Queensland Government).<br><br>The Valuer-General's role is to provide fair and transparent land values in Queensland.   |
| <b>How does the Valuer-General value land?</b>                  | When calculating land values, <a href="#">State Valuation Service</a> valuers: <ul style="list-style-type: none"> <li>• research the property market by examining trends and sales information for each land use category (e.g. residential, commercial, industrial and rural)</li> <li>• inspect vacant and improved properties that have recently been sold</li> <li>• interview vendors and purchasers of property</li> <li>• consider the land's present use and zoning under the relevant planning scheme</li> <li>• consider physical attributes and constraints on use of the land</li> </ul> <p>The State Valuation Service also undertakes a quality assurance and review process before the Valuer-General issues the land valuation.</p> |

| Question  | Answer  |
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| <p><b>Does a large land valuation increase mean that my rates will increase by the same amount?</b></p> | <p>No. Local governments use statutory land valuations as a basis to calculate rates.</p> <p>Local government must use land valuations for rating purposes as per the Local Government Regulation 2012. The extent that rates may increase is not directly reflective of the percentage increase of the land valuation. The land valuation is just one factor when councils are framing their annual budgets and determining rates.</p>   |
| <p><b>When will the new value take effect?</b></p>  | <p>These new land valuations will reflect land values on 1 October 2024, however they will only come into effect from 30 June 2025.</p> <p>This means ratepayers will not see new valuations affect their rates until their August 2025 rate notice.</p>  |
| <p><b>How will people receive notice of their land valuation?</b></p>                                   | <p>By mail or email (if you are registered to receive by email).</p> <p>How to register to receive by email - <a href="#">Change how you receive your land valuation   Environment, land and water   Queensland Government</a></p>  |
| <p><b>My land value has increased by 60%. Does this mean Council rates will increase by 60%?</b></p>    | <p>Just because your land valuation has increased doesn't necessarily mean that your rates will increase by the same percentage. The land valuation is just one factor in the calculation of Council rates, and Council takes several other factors into consideration when setting rates. Each year, Council reassesses all rating categories, and the land valuation data provided by the Department of Resources is carefully examined as part of this process.</p> <p>Council is currently reviewing the increases in land valuations across the local government area and modelling them against the existing rating structure. This will help inform decisions during the upcoming budget process and any potential rate changes.</p> <p>It's important to note that rates do not increase in direct proportion to land valuations. Instead, Council use these valuations to fairly distribute the rates across the community.</p> <p>The rates you see on your 2025/26 notice will reflect how your property's land value has changed in relation to the overall changes in land values across Townsville. Overall, there has been an increase in the total land valuations for all properties in the area for 2025.</p> |

| Question   | Answer  |
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| <p><b>Is Council responsible for land valuations?</b></p>                | <p>Council does not set or influence land values.</p> <p>The Valuer-General (state government) is responsible for setting and updating land valuations.</p> <p>The Valuer-General decides the value of land independently, based on things like recent sales, how the land is used, rules for building, and how close it is to important places like schools or parks.</p> <p>New valuations occur every few years.</p>   |
| <p><b>When did Townsville last experience new land valuations?</b></p>   | <p>October 2021, and those values were effective from 30 June 2022.</p> <p>Some areas within Townsville LGA received significant increases in the 2021 land valuations, and Council decided to ease that increase by not implementing the full increase in one year, but instead by setting an annual cap on the increase.</p>  |
| <p><b>Why is Townsville always getting land valuation increases?</b></p> | <p>Townsville is not the only council getting revalued.</p> <p>Each year, the Valuer-General decides which local government areas need to be revalued. If the Valuer-General considers that there has been insufficient market movement in a local government area to warrant an annual valuation, the most current valuation will remain in effect until the next valuation is issued.</p> <p>Where a local government has not been revalued for 4 years, the Valuer-General has committed to including that area in the next valuation program, even if the market analysis indicates minimal change to land values.</p> <p>On 23 August 2024 the Valuer-General (Qld Gov) announced 14 Queensland local government areas including Townsville will be included in the 2025 Valuation Program.</p> <ul style="list-style-type: none"> <li>• Brisbane City Council</li> <li>• Cairns Regional Council</li> <li>• Cassowary Coast Regional Council</li> <li>• Charters Towers Regional Council</li> <li>• Logan City Council</li> <li>• Murweh Shire Council</li> <li>• Paroo Shire Council</li> <li>• Quilpie Shire Council</li> </ul> |

| Question  | Answer   |
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|   | <ul style="list-style-type: none"> <li>• Rockhampton Regional Council</li> <li>• Scenic Rim Regional Council</li> <li>• South Burnett Regional Council</li> <li>• Southern Downs Regional Council</li> <li>• Toowoomba Regional Council</li> <li>• Townsville City Council</li> </ul>  |
| <p><b>I want to challenge/object my new land valuation - where do I go?</b></p> | <p>If you object to the land valuation you received, you may wish to lodge an objection with the Valuer-General.</p> <p>To learn more about the steps you need to take to appeal your land valuation, visit the <a href="#">Land Court of Queensland website</a>.</p> <p>Please note objections can't be lodged through Townsville City Council as the land valuations are determined by the Valuer-General, State Valuation Service, Department of Resources.</p> <p>To lodge an objection, visit <a href="#">Valuation objection process   Environment, land and water   Queensland Government</a></p> <p>Or contact Department of Resources:</p> <p><b>Phone</b></p> <ul style="list-style-type: none"> <li>• Within Australia: <a href="#">13 QGOV (13 74 68)</a></li> <li>• International callers: +61 7 3022 6100</li> </ul> |