



LAND VALUATIONS

RURAL LANDOWNERS GUIDE TO STATUTORY
LAND VALUATION OBJECTION



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This guide has been produced by AgForce Queensland to provide information to their members on how to lodge an objection to their statutory land valuation.

INTRODUCTION

2023 LAND VALUATIONS

Each year, the Valuer-General reviews land values in selected local government areas around the state. These land values are just one of the many factors used to calculate local government rates, as well as state land rental for leasehold land. Queensland's annual land valuations also provide valuable information about the property market and allow you to monitor the movement in the value of your land.

LOCAL GOVERNMENT AREAS

On 17 March 2023, the Valuer-General issued land valuations for 24 local government areas in Queensland. The new land valuations are effective from 30 June 2023.

The average rise in primary production across these local government areas are:

- Balonne: 98.5%
- Barcaldine: 152.6%
- Blackall–Tambo: 130.1%
- Brisbane: 20.4%
- Burdekin: 13.6%
- Cloncurry: 290%
- Flinders: 157%
- Gladstone: 69.7%
- Gympie: 30.3%
- Hinchinbrook: 33.6%
- Ipswich: 28.4%
- Lockyer Valley: 24.2%
- Logan: 22.1%
- Mackay: 59.6%
- Maranoa: 98.8%
- McKinlay: 178.5%
- Mount Isa: 301.4%
- Noosa: 60.1%
- Richmond: 167.7%
- Scenic Rim: 26.3%
- Southern Downs: 75.2%
- Tablelands: 48.7%
- Western Downs: 80.6%

WHAT ARE UNIMPROVED VALUES?

Rural land is valued using the unimproved value methodology. Unimproved value is the value of the land in its natural, undisturbed condition, recognising potential. It is the amount for which rural land could be expected to sell for without physical improvements such as structures, fences, clearing, earthworks, stockyards, and water. It's the value of the land in an unimproved state.

HOW ARE UNIMPROVED VALUES DETERMINED?

Unimproved values are done by mass appraisal, meaning that properties are not individually valued each time new valuations are issued. Rather, key sales are analysed in market areas, improvements are valued and the value of these are deducted from the sale price resulting in a new unimproved value for the sale:

Sale Price – Vale of Improvements = Unimproved value.

The new unimproved values from these sales are compared to others in the area and will show market trends of the unimproved valuations since the last local government area revelation has occurred. The department will then draw conclusions from this sale evidence and apply these changes in unimproved values in the area.

WHAT DOES THIS MEAN FOR AGFORCE MEMBERS IN THESE LOCAL GOVERNMENT AREAS?

Movements in valuations affect land rates and if a property is leasehold, its leasehold rent and future freeholding value.

For example, a leasehold property in Cloncurry that sees an increase in unimproved value of 290%pc will see its rents rise by that amount (capped at 10pc pa). That same leasehold block will also see at least a 290pc increase in the amount required to freehold if they do not lodge an application before 1 July 2023. If members own a Grazing Homestead Perpetual Lease and are considering freeholding, they should do so before 1 July, after which their freeholding price will increase.

Depending on how your rates are struck, an increase in unimproved value may also lead to a significant rise in rates.

DISAGREE WITH YOUR LAND VALUATION?

The values have been released and if unopposed, will take effect from 1 July, 2023. The onus is on the landholders to check their unimproved values are correct.

AgForce encourages members to look at their unimproved values and ensure they are correct. If the value is incorrect/too high compared to other properties in the area, it could mean their unimproved value is wrong, meaning the amount of rates and rent they will pay are incorrect. Objecting to your new valuation could result in large savings in their rates and rent if they believe their unimproved value is too high.

If you don't agree with your new valuation, and can provide information to demonstrate it is incorrect, you may lodge an objection within 60 days of the issue date of the valuation notice. The 60-day objection period for the 2023 land valuations closes on 16 May 2023.

LOGGING AN OBJECTION

STEP: 1 – OBJECTION FORM

- To lodge an online objection, visit the 'Online Lodgment System' to register:
<https://www.qld.gov.au/environment/land/title/valuation/objections/lodge-objections/online-objections>
- To complete a 'hard copy' Form 58U, visit:
https://www.resources.qld.gov.au/_data/assets/pdf_file/0008/140885/unimproved-value-objection-form.pdf

STEP: 2 – VALUATION OVERVIEW OF LOCAL GOVERNMENT AREAS

- Download and read your Local Government Land Valuation Overview.
Visit: <https://www.qld.gov.au/environment/land/title/valuation/market-reports>

STEP: 3 – QUEENSLAND GOVERNMENT LANDOWNER GUIDE TO STATUTORY LAND VALUATION OBJECTION – UNIMPROVED VALUE (RURAL LAND)

- Download and read the Queensland Government's Landowner Guide to Statutory Land Valuation Objections – Unimproved Value (Rural Land) to understand how you can object to your valuation.
Visit: https://www.resources.qld.gov.au/_data/assets/pdf_file/0010/140887/unimproved-value-objection-guide.pdf
- ***When completing your Land Valuation Objection Form, refer to pages 7-10 of the Government Guide for assistance with the requirements for each section of the form.***

STEP: 4 – GROUNDS FOR OBJECTION

- ***When completing Section 4 – Grounds for Objection, refer to the additional supporting information provided by AgForce below.***

SECTION: 4 – GROUNDS OF OBJECTION

You must specify all grounds relevant to your objection and provide the information relied upon to establish each ground. At a minimum you must complete at least one ground. The more information you can provide the more likely your objection could be successful.

GROUND 1: THE NEW UNIMPROVED VALUATION IS NOT SUPPORTED BY PROPERTY SALES

To satisfy ground 1, you must provide specific details of comparable property sale(s) and explain how each sale property compares to the valuation of your land. You must make a comparison between your land and the sale property. In your view, explain why you think the sale property is (overall) of a higher, lower, or similar value to your property and include points of comparison.

Finding Information on Recent Land Sales

- The land sales map can be viewed online here: <https://www.qld.gov.au/environment/land/title/valuation/property-sales>
- The Land Sales map are also available at Queensland Government business centres and at other selected locations (see your valuation notice for details).

Queensland Globe can be used to compare surrounding properties unimproved values. For instructions on how to view land valuations on Queensland Globe visit: <https://www.business.qld.gov.au/running-business/support-assistance/mapping-data-imagery/queensland-globe/land-valuations>

GROUND 2: THE NEW UNIMPROVED VALUATION DOES NOT REFLECT THE PHYSICAL CHARACTERISTICS OF THE LAND AND/OR CONSTRAINTS ON THE USE OF THE LAND

The Queensland Department of Resources has records of your property and every other rural property in the state. These records note the physical characteristics and the productive capabilities of the property:

- Physical Characteristics: The positives and negatives of the property's (for example access, weeds, distance to town). It is important to check that the Department has made adequate allowances for negative physical characteristics, such as weeds and bad access etc.
- Country Classification: What land types are on your property, including the approximate area of each land type with the selected area. Land types are areas of grazing land with similar soil, vegetation, and capacity to produce useful feed. The areas of remnant vegetation should also be included in your country classification.

Email or call the closest State Valuation Service office and request your country classification, carrying capacity and the allowances that have been made to your property. You'll find your closest State Valuation Service Office here: <https://www.resources.qld.gov.au/?contact=valuations>

Your country classification is how the valuers from the state valuation service apportion the various land types that are on your property. This apportionment is unique to the state valuation service and it is important to check they have it accurate. This can be done by checking their apportionment compared to your own. Refer to Appendix 1 – Guide to Downloading Land Types. Follow the steps outlined in Appendix 1 and then compare the information received to that provided by the Department. You need to ensure the country classification is accurate compared to how you think your property's land types should be mapped.

Make sure the allowances and carrying capacity are reflective of your property. If you have weeds, severance issues flooding and access issues, make sure the department has allowed for these disabilities, because if they haven't your valuation could be too high.

GROUND 3: OTHER GROUNDS

This section allows you to provide any other relevant information not already mentioned in grounds 1 or 2 that you believe affects your land valuation.

For example, the value of the land has been affected by something that have not been considered in the valuation (i.e., vegetation restrictions have reduced the productivity and the carrying capacity of the land). Include photos, reports or other documents to support this ground of objection.



NEXT STEPS

WHAT HAPPENS NEXT:

The Department will assess your objection to ensure it meets the requirements of the *Land Valuation Act 2010* and that is 'properly made'. If it doesn't meet the requirements, you will receive a correction notice with details of the outstanding issues, asking you to amend and return your objection within 28 days.

OBJECTION CONFERENCES:

If your objection relates to a valuation of \$5 million or less, you may be invited to participate in a conference to clarify and settle any issues. An experienced valuer from the Department will chair the conference. You will be given the opportunity to present information to support your objection.

If your objection relates to a valuation greater than \$5 million, the Valuer-General must extend an invitation for you to attend an objection conference. An independent (non-government) chairperson will be appointed for that conference. You are not obliged to accept an invitation to attend an objection conference.

If you wish AgForce to assist you in this process, please write "We wish AgForce to act as our advocate / landholder representative" in Grounds 3 of your objection.

OBJECTION DECISION PROCESS:

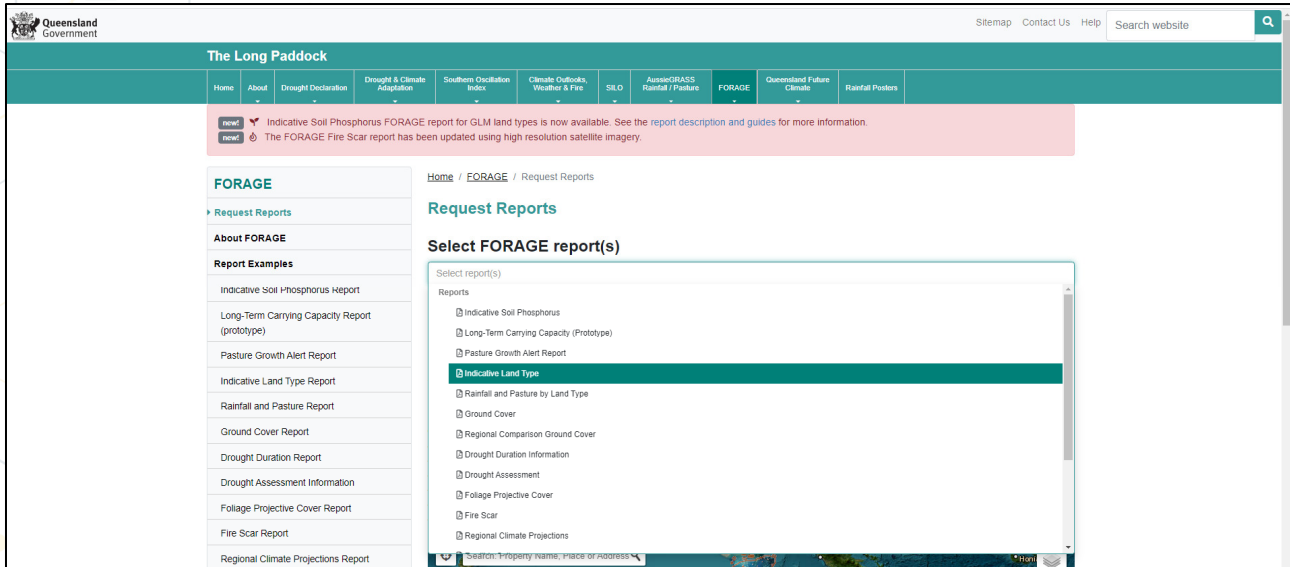
Your properly made objection will be decided based on the grounds you provide. The Department may ask you to provide more information to clarify any issues. The Department will notify you in writing at the address you provided in the objection when a decision has been made.

Landowners who do not agree with the objection decision may appeal to the Land Court.

APPENDIX: 1

GUIDE TO DOWNLOADING LAND TYPES

Visit: <https://www.longpaddock.qld.gov.au/forage/>
Select the Forage Report Type: 'Indicative Land Type'



Select FORAGE report(s)

Indicative Land Type *

Enter your lot(s) on plan:


Specify location using lot on plan

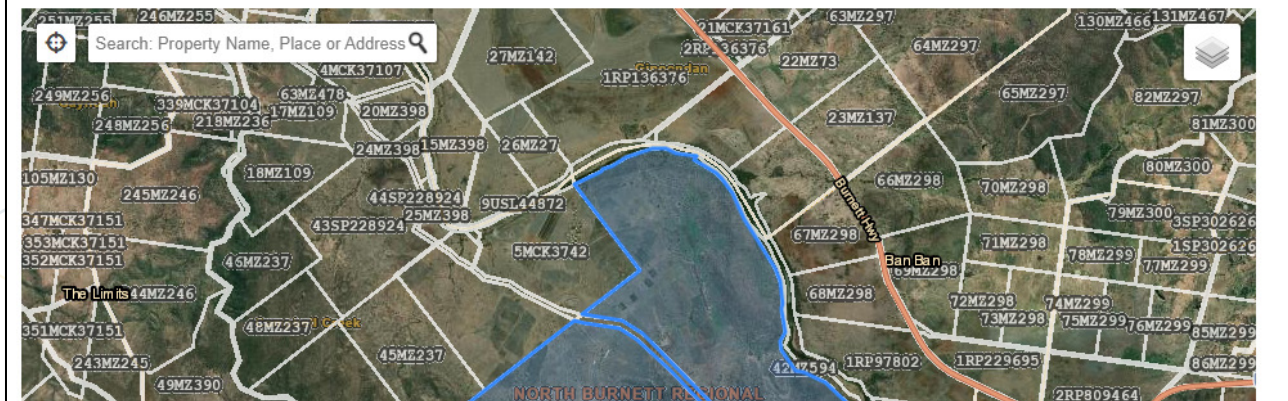
Enter lot(s) on plan (e.g. 3MZ594) and select from list. A maximum of 30 lots on plan are allowed.

*Enter lot(s) on plan

3MZ594 *

Quick guide for map control :

- Click on + or - to zoom into the area of your property
- Use the search bar to search for a property name, address, place, road intersection, coordinate, etc.
- To search for a coordinate, separate latitude and longitude with a comma (e.g. -24.1234,146.1234).
- To search for a road intersection, type in 'xxxx road and xxx road' format
- Click on the  to locate your current position (note: limited by device hardware and/or GPS signal strength. Computers without GPS receiver will not get accurate location.)
- Click on the lot to select or remove;



You can enter multiple lot on plans for the one property (see example below).

About FORAGE

Report Examples

- Indicative Soil Phosphorus Report
- Long-Term Carrying Capacity Report (prototype)
- Pasture Growth Alert Report
- Indicative Land Type Report
- Rainfall and Pasture Report
- Ground Cover Report
- Drought Duration Report
- Drought Assessment Information
- Foliage Projective Cover Report
- Fire Scar Report
- Regional Climate Projections Report
- Erodible Soils Report
- Crop Frequency Report
- Satellite Imagery

Subscription service

Awareness Videos

- Understanding Percentiles in Climate Data

Webinar Videos

Select FORAGE report(s)

Indicative Land Type

Specify location using lot on plan

Enter lot(s) on plan (e.g. 3MZ594) and select from list. A maximum of 30 lots on plan are allowed.

*Enter lot(s) on plan

3MZ594 x 42MZ594

42MZ594

- Click on + or - to zoom into the area or your property
- Use the search bar to search for a property name, address, place, road intersection, coordinate, etc.
- To search for a coordinate, separate latitude and longitude with a comma (e.g. -24.1234,146.1234).
- To search for a road intersection, type in 'xxxx road and xxx road' format
- Click on the to locate your current position (note: limited by device hardware and/or GPS signal strength. Computers without GPS receiver will not get accurate location.)
- Click on the lot to select or remove;



Long-Term Carrying Capacity Report (prototype)

Pasture Growth Alert Report

Indicative Land Type Report

Rainfall and Pasture Report

Ground Cover Report

Drought Duration Report

Drought Assessment Information

Foliage Projective Cover Report

Fire Scar Report

Regional Climate Projections Report

Erodible Soils Report

Crop Frequency Report

Satellite Imagery

Subscription service

Awareness Videos

- Understanding Percentiles in Climate Data

Webinar Videos

Specify location using lot on plan

Enter lot(s) on plan (e.g. 3MZ594) and select from list. A maximum of 30 lots on plan are allowed.

*Enter lot(s) on plan

3MZ594 x 42MZ594 x 5MCK3742

Quick guide for map control :

- Click on + or - to zoom into the area of your property
- Use the search bar to search for a property name, address, place, road intersection, coordinate, etc.
- To search for a coordinate, separate latitude and longitude with a comma (e.g. -24.1234,146.1234).
- To search for a road intersection, type in 'xxxx road and xxx road' format
- Click on the to locate your current position (note: limited by device hardware and/or GPS signal strength. Computers without GPS receiver will not get accurate location.)
- Click on the lot to select or remove;



Delivery information

*Email Label Optional

Submit

*Required information

Complete the 'Delivery Information' section and click 'Submit'.

Submit Result

FORAGE report request(s) submitted successfully

Indicative Land Type - ✓

Close

Delivery information

*Email Label

Submit

*Required information

The report will be delivered to the email address you provided (please note this may take a few minutes to arrive in your inbox).

Sample Report:

FORAGE REPORT: INDICATIVE LAND TYPE

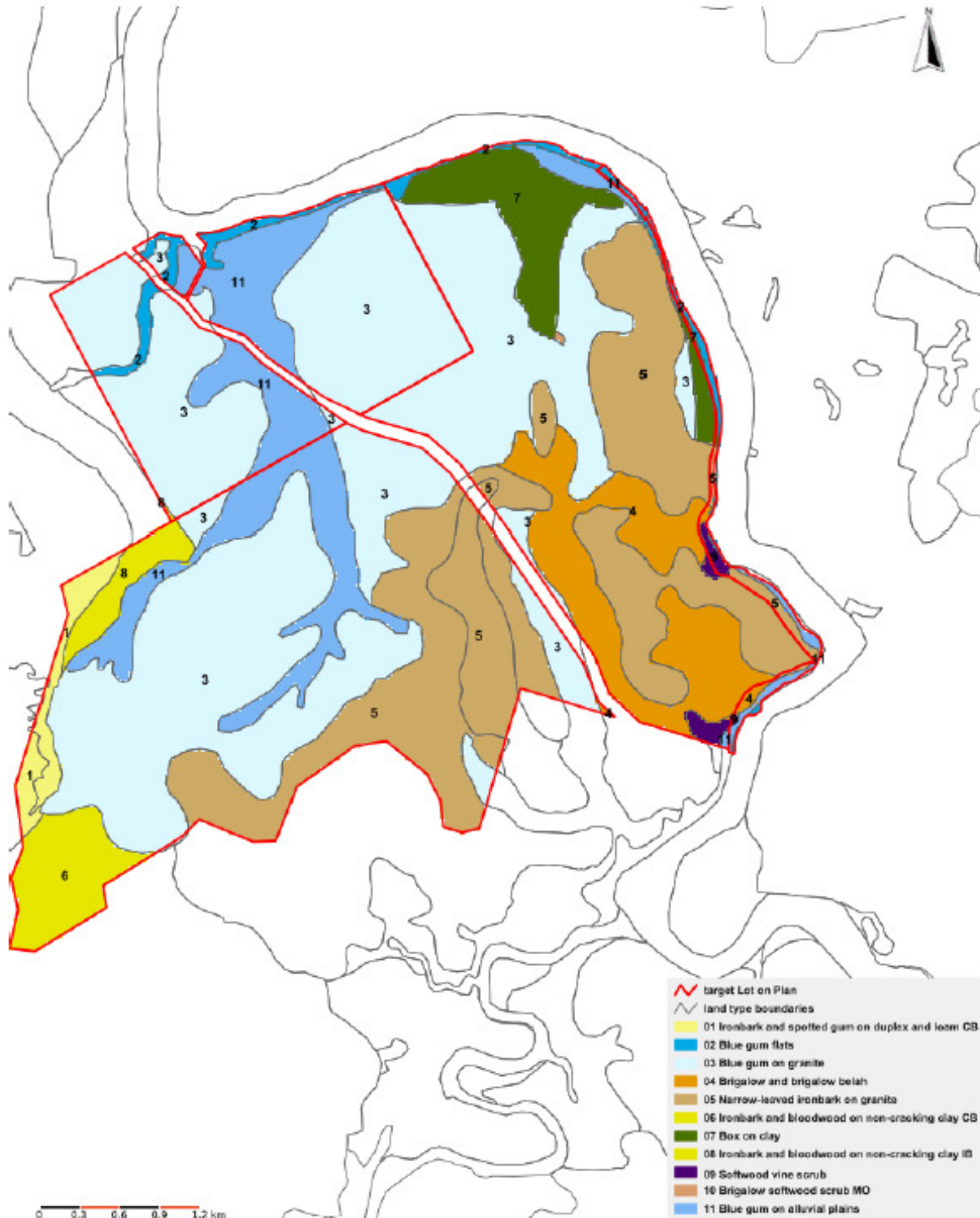
<http://www.longpaddock.qld.gov.au/forage> 15/11/2022 Lot on Plan: 3M2594,4M2594,5MCK3742 Label: briarpastures



Introduction

This report displays the most current version of the Grazing Land Management (GLM) land types for the selected Lot on Plan. The land type map is generated from a GIS shapefile which is developed based on regional ecosystems mapping and GLM information. Most of the land types and their boundaries have not been validated with field observations. Therefore, the land type map is only indicative and can be used to understand what land types are expected on the area selected. The approximate land type area (hectares) and their percentage of the total area are summarised on the second page.

Land type map



FORAGE REPORT: INDICATIVE LAND TYPE

<http://www.longpaddock.qld.gov.au/forage>

15/11/2022

Lot on Plan: 3MZ594,42MZ594,5MCK3742

Label: bifanpastures



Queensland
Government

Land type summary

Expected land types (for land types more than 1 hectare)	Land type code	Estimated area (hectare)	Estimated area (%)
03 Blue gum on granite	IB03	983	46.1
05 Narrow-leaved ironbark on granite	IB14	500	23.5
11 Blue gum on alluvial plains	MO01	225	10.6
04 Brigalow and brigalow belah	IB07	156	7.3
07 Box on clay	IB05	90	4.2
06 Ironbark and bloodwood on non-cracking clay CB	CB07	65	3.0
02 Blue gum flats	CB02	40	1.9
01 Ironbark and spotted gum on duplex and loam CB	CB09	33	1.6
08 Ironbark and bloodwood on non-cracking clay IB	IB10	28	1.3
09 Softwood vine scrub	MO10	10	<1
Total	N/A	2131	100

Data sources

The land type information is based on "SIRQRY.DAF_QLD_GLM_landtype_V7" dataset.

Disclaimer

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