

Land valuation notice



P077DORANN29_A4MA08/E-71401/S-149041/I-298081/037

BODY CORPORATE FOR MADISON HEIGHTS BOWEN HILLS
COMMUNITY TITLES SCHEME 45250
C/- SSKB
LEVEL 6
270 ADELAIDE ST
BRISBANE QLD 4000

Your property ID: **41184588**
Your valuation reference: **02951116847**

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: 27 March 2025
Property address: 35 CAMPBELL ST,
BOWEN HILLS 4006
Local government: BCC-BRISBANE
Area: 2245 m²
Real property description: L201-203,301-310,401-414,501-514,601-614,701-714,801-814,901-914,1001-1013,1101-1114,1201-1214,1301-1314,1401-1414,1501-1513,1601-1612,1701-1712, etc

NEW LAND VALUATION:	\$7,600,000
CURRENT LAND VALUATION:	\$5,500,000
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

LAND valuation



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



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 **26 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.



Do you own property that involves a body corporate?

Land valuations are assessed differently for properties managed by a body corporate. The State Valuation Service is here to help by providing information on how valuations apply to these properties. You'll find guidance below on land valuations for properties under a body corporate.

Why does my property have to be valued?

Land valuations provide independent data that underpins decision-making for government authorities and allow landowners to monitor the changing value of their land.

Land valuation notices for body corporates

Valuation notices are issued to the body corporate as representative of the unit and/or duplex owners. A single valuation notice is issued for the land, which is apportioned for each unit owner for local government rates and land tax purposes.

Apportionments are determined as per the community management statement (CMS entitlements). Copies are available through your body corporate manager or for purchase through Titles Queensland at www.titlesqld.com.au.

As highlighted on the valuation notice, the date of valuation is 1 October, and this reflects the property market evidence as at that date.

How do we determine land valuations for body corporates?

For properties with a body corporate (units and duplexes), the Valuer-General assesses lots in a community titles scheme as an undivided whole, and as if it were owned by a single owner.

Valuers, in support of the Valuer-General, undertake extensive research on local property markets, examine trends and sales information for each land use category (e.g., residential, commercial, industrial and rural), inspect recently sold vacant or lightly improved properties, and interview vendors and purchasers where appropriate, including assessing sales of land suitable for strata-titled development or community titles schemes.

As the valuation is of land only, improvements such as buildings, fencing and personal property are not considered when assessing land value.



Body Corporate Managers,

please distribute a copy of the valuation notice and this flyer to all unit/duplex owners.



Want to know more about your land valuation?

For further information about your land valuation, you can contact the Valuation Enquiries call centre on **1300 664 217** or visit our website at www.qld.gov.au/landvaluation.

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Has your urban land been damaged by recent adverse weather?

Adverse weather events occur regularly and present challenges for landowners in many parts of Queensland. The following information explains how floods and other adverse weather events like cyclones are considered when assessing your land valuation, as well as what you can do if your land has been permanently damaged.

Why does my property have to be valued?

Land valuations provide independent data that underpin decision-making and allow landowners to monitor the changing value of their land.

How is the impact of adverse weather events considered when calculating my land valuation?

Your land valuation has a date of valuation of 1 October and reflects market evidence as at that date.

Your land valuation reflects the impact of historic flooding and other adverse weather events, which may also be reflected in property market sale transactions.

Valuers monitor the impact of flooding and other adverse weather events on property market sales. This information informs future land valuations.

How are adverse weather events considered when valuing land?

When assessing valuations, Valuers consider a range of information including:

- the damage caused to land and the possibility of remediation
- property sales within flood-affected areas that have or may be subject to flooding events or other areas impacted by natural disasters
- the use of the land
- whether this type of natural event has occurred previously and is already reflected in the valuation
- the level, extent and duration of flood inundation
- the date when the damage or loss of value to the land occurred.

As it's a valuation of your land only, improvements (e.g. houses, buildings, fencing and personal property) are not considered when calculating land value.

What if this is the first time my land has flooded or been damaged by an adverse weather event?

Where land has not previously been impacted or damaged by flooding or an adverse weather event, or where flooding has exceeded historic levels, landowners should contact the Valuation Enquiries call centre on **1300 664 217**.

What if the recent flooding or adverse weather event has caused permanent damage to my land?

A land valuation may be amended if floods, cyclones or some other adverse natural cause (over which the landowner had no control), causes the land to be permanently damaged.

If this has happened to your property, you can apply for a change in valuation within six months of the permanent land damage occurring, by writing to the Valuer-General. You can lodge an application

- by email to valuation.enquiries@resources.qld.gov.au
- by post to your local business centre
- in person at one of our business centres.

Please include details to show the permanent damage caused such as photographs, maps or diagrams.

The Valuer-General will then consider if the damage has changed the land's value. More information can be found in the Landowner's Guides available at www.qld.gov.au/landvaluation.



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