

LAND VALUATION AMENDMENT BILL 2023

Submission No: 3
Submitted by: Nick Barr
Publication:
Attachments: No attachment
Submitter Comments:

From: Nick Barr [REDACTED]
Sent: Tuesday, 29 August 2023 4:04 PM
To: Transport and Resources Committee
Subject: Land Valuation Amendment Bill 2023

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I would like to lodge my complete objection to the Land Valuation Amendment Bill 2023 and the First Reading of this new Bill by the Minister for Resources in QLD.

These proposed changes are widespread and contrary to what the Minister has stated to Parliament where he said on page 28 of the PDF “Let me be clear for the benefit of the House: these changes will have no material impact on rates and property taxes.” Now Minister let me be clear, these changes **WILL** result in higher Land Tax and Rates for owners, while at the same time diminishing their rights to effectively challenge the land valuations either through objections or appeals in the Land Court.

The last time the Labour government did this was in 2009 and that Act lasted less than a year. This Bill is worse, and we don’t even have access to the proposed statutory guidelines which this Bill is predicated on.

Courts should have regard to relevant legislation, not guidelines that the Valuer General can change at will, which usually happens when they lose in Court on a point of Law. You have tried to say that the world has changed but valuation practices and property types have not, the ones this Bill targets have not changed in decades.

Childcare was one of the areas you have flagged as an area being targeted. But we have not been provided the guidelines as to how this will be applied. You cannot tell us you have not completed the guidelines before tabling the Bill in Parliament, so why not release them? So much for their claim of transparency.

You are trying to overturn court precedents. You have removed agreements for lease which was one of the significant changes in 2010 as a result of a number of shopping centre cases that ended up in the Court of Appeal. This removal can result in an increase in value between 10-30% and is in direct contradiction to the second reading speech when the current Act was introduced to Parliament in 2010.

Now is the time to stop these proposed changes before the Bill becomes the new Land Valuation Act.

Why on earth would you stifle investment in our state less than a decade out from the Olympics when we need investment the most.

REGARDS
NICK BARR

—

E:



LEVEL 2/17 BYRES ST NEWSTEAD Q 4006

LIMITLESS.COM.AU