




Speech By
Ann Leahy

MEMBER FOR WARREGO

Record of Proceedings, 13 October 2016

PRIVATE MEMBER'S STATEMENT

Maranoa Regional Council, Land Valuations

 **Ms LEAHY** (Warrego—LNP) (2.30 pm): I rise to speak on the issue of unfair land tax assessments and outdated valuations and the devastating effect this is having on jobs in communities like Roma. I have written a number of letters on behalf of constituents to the Minister for Natural Resources and the Treasurer seeking advice on the valuations and the excessive land tax assessments. I am yet to receive a response to all of this correspondence. It is disappointing and it shows this Labor government's affront for small business, jobs and regional communities. I call on the minister and the Treasurer to answer the questions in my correspondence forthwith as they are genuine constituent hardship cases due to circumstances that are beyond their control.

Last year the Maranoa Regional Council area was not included for a statutory revaluation when the neighbouring Western Downs Regional Council area was, despite both areas experiencing a sharp downturn in the resources industry. The former local government did not request a revaluation last year, despite paying for the valuation service regardless of whether the area is revalued or not. The state government does have an ability under section 74(3) to include in the market survey report details of sales of land, including sales of land outside of the area, since the last annual valuation was made. The legislation permits the use of data in the Western Downs Regional Council to help inform the market survey report for the Maranoa Regional Council. Unfortunately, this was not done.

The valuations advisory committee in Roma is inadequate. There is no representative landholder from the commercial or industrial land areas on that particular committee, despite there being significant issues with the valuation relativities on these particular land types. A registered valuer has advised me of some of the industrial land comparisons which were sourced from the Queensland Globe and publicly available information: Roma industrial land with a site value of \$144 to \$136 per square metre compared with similar premises in Dalby at \$50 to \$60 per square metre, Chinchilla at \$60 to \$80 per square metre, Miles at \$70 to \$80 per square metre, Biloela at \$40 to \$60 per square metre and Emerald at \$50 to \$60 per square metre. The cost of Roma's industrial land is at least double other comparable major centres as a direct result of the Maranoa Regional Council not being revalued. This is having an unfair effect on businesses, which are paying excessive land tax assessments on inaccurate and inflated valuations.

I call on the state government to properly resource the valuation service so they can genuinely revalue the Maranoa Regional Council area, correct the relativities in the Roma industrial and commercial area and provide an interest-free repayment plan for those businesses that are suffering from excessive land tax assessments.