



Hon Stephen Robertson MP
Member for Stretton



**Queensland
Government**

Ref NR/09/0865
CTS 05080/09

**Minister for Natural Resources,
Mines and Energy and
Minister for Trade**

24 JUL 2009

Mr Neil Laurie
The Clerk of the Parliament
Parliament House
George Street
BRISBANE QLD 4000

Dear Mr Laurie

I refer to your letter to my colleague, the Honourable Andrew Fraser MP, Treasurer and Minister for Employment and Economic Development, enclosing a copy of Petition No. 1203-09 lodged in the Queensland Legislative Assembly.

The Petition is in relation to land values and rates.

The Department of Environment and Resource Management provides statutory land valuations under the *Valuation of Land Act 1944* on parcels of land across Queensland. These valuations are made on an unimproved land basis with reference to sales of vacant or lightly improved land. These valuations are utilised by local governments to determine the general rates portion of the total rates payable by property owners.

There are a number of older established urban areas in Ipswich where mining activity has occurred in the past.

Any existence of underground mine workings and the associated risks of subsidence are factors which are taken into account when establishing annual valuations. This is achieved by analysing sales of property subject to similar issues and identifying any change in value in the market place.

Analysis of sales, post subsidence, in the Collingwood Park area have not demonstrated significant changes from the unimproved values set at the last revaluation date of 1 October 2007.

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In recent months there have been a number of sales of established houses in close proximity to the subsidence bowl. A basic analysis of some of these sales has revealed that the underlying unimproved valuations (as at 1 October 2007) have not changed. This is confirmed by sales of similar vacant land in other areas in Ipswich subject to mining.

The valuations of those parcels of land located within the subsidence bowl as identified by the Department of Mines and Energy will be reviewed when geotechnical information is made available. This information will then be considered in any future valuations of these areas.

Thank you for bringing this matter to my attention.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Robertson', with a long horizontal flourish extending to the right.

STEPHEN ROBERTSON MP