

Media release

11/03/2026

New land valuations for more than 560 000 Queensland landowners

- **More than 560,000 new land valuations issued today across 15 Local Government Areas**
- **Land values reflect ongoing demand and economic activity**
- **Valuations are based on land value only and will take effect from 30 June 2026**

More than 560,000 Queensland landowners across 15 local government areas will begin receiving their 2026 land valuations from today.

Queensland's Valuer-General, Laura Dietrich, said land values across the State had generally increased for the 2026 revaluation program.

"In most local government areas revalued for 2026, we have seen increases in land values, reflecting sustained demand across residential, rural residential, industrial and primary production markets," she said.

"Importantly, several of these LGAs were last valued in 2022, and the new valuations now bring them into line with current market conditions.

"Increases across regional Queensland land values has been driven by factors including affordability, lifestyle migration and ongoing investor activity, while South East Queensland markets continue to reflect population growth and constrained land supply.

"Industrial land values increased in several areas, largely due to the limited supply of industrial land and demand linked to transport corridors, logistics and strong manufacturing activity.

"Primary production land values remained strong across much of the State, supported by confidence in the agricultural sector, ongoing demand for grazing and arable land, and generally favourable seasonal conditions up until the date of valuation."

Ms Dietrich the annual valuation process was supported by extensive research and analysis.

“Our valuers research the property market, analyse sales trends, inspect relevant properties and consult with industry and local councils to ensure valuations are fair and consistent,” the Valuer-General said.

“It is important to remember that land valuations are based on the value of the land only, not the buildings or improvements on it.

“These valuations provide critical independent data, allowing everyone to monitor changes and trends in land values, whether you're a homeowner, business owner, or investor.”

Ms Dietrich also acknowledged concerns about the impact of recent severe weather events, including flooding.

“We understand some Queenslanders are doing it tough following recent floods and adverse weather events and may have questions about how this affects their land valuation,” she said.

“While these valuations were completed before recent flood events, we carefully consider the impact of historic flooding when assessing land values.

“If your property has been permanently damaged by adverse weather for the first time, please contact the call centre.”

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FURTHER INFORMATION

Video and audio grabs of the Valuer-General are available [here](#).

The valuation date is 1 October 2025, with the new valuations taking effect from 30 June 2026.

The decision to revalue a LGA is based on factors including a property market survey, the timing of the last valuation, and consultation with local governments and stakeholders.

The valuations issued today consider the impact of historic flooding up to 1 October 2025.

These land valuations reflect property market changes since the last valuation of each LGA.

Land values in areas not included in this year's program will remain unchanged.

It is important to note that valuers do not set the market, they interpret market evidence and valuations are representative of that evidence.

Valuations are just one of many factors considered when councils frame their annual budget and set rates.

More information about land valuations in your LGA is available on the [Queensland Government website](#).

The 15 LGAs represent a mixture of rural, coastal and urban areas and include:

Local Government Area	Total value change	Local Government Area	Total value change
Burdekin Shire	26%	Mareeba Shire	43%
Douglas Shire	36%	Noosa Shire	37%
Etheridge Shire	79%	North Burnett Regional	85%
Gladstone Regional	26%	Redland City	20%
Gold Coast City	23%	Sunshine Coast Regional	24%
Hinchinbrook Shire	11%	Tablelands Regional	24%
Ipswich City	51%	Western Downs Regional	13%
Lockyer Valley Regional	56%		