

Land valuation update 2024

Queensland perspective

In March 2024, Queensland landowners across 20 local government areas (LGA) will receive new land valuations, issued by the Queensland Valuer-General, Laura Dietrich.

This will result in more than 675,000 valuation notices issued across these LGAs covering 712,000 km² across Queensland.

The date of valuation is 1 October 2023 and the valuations will take effect from 30 June 2024.

These land valuations reflect property market changes since the LGAs were last valued.

The Valuer-General is supported in their work by the State Valuation Service who has a team of almost 140 expert valuers throughout Queensland. They gather on-the-ground information, as well as undertake desktop assessments and research property sales since the last valuation. Further information about land valuations is provided at

www.qld.gov.au/landvaluation.

Livingstone Shire

Overview of 2024 land valuation

For Livingstone Shire LGA, the revaluation included 17,042 properties, with a total value of \$4,698,927,888, an overall increase of 26 per cent since the last valuation issued in 2022.

Property market changes within the Livingstone Shire LGA are being driven by:

- Several major infrastructure projects within the region which have been catalysts in seeing the market to continue to strengthen and improve, including the Rockhampton Ring Road project, expansion of Shoalwater Bay Training Area, Clarke Creek wind and solar project, Keppel Bay Convention Centre and Rookwood Weir.
- Investment from interstate and southern buyers, as the Capricorn Coast is still considered an affordable location compared to areas in South East Queensland.
- Favourable seasonal conditions and commodity prices.

Total value by land use

Land type	Value	Percentage of total land value
Commercial	\$93,128,400	2.0%
Industrial	\$76,611,000	1.6%
Primary Production	\$537,382,900	11.4%
Single Unit Residential	\$2,507,888,730	53.4%
Multi-Unit Residential	\$115,689,500	2.5%
Rural Residential	\$1,316,605,300	28.0%
Other	\$51,622,058	1.1%
LGA total	\$4,698,927,888	100.0%*

*The sum of percentages may not equal 100 per cent due to rounding.

Residential land

There has generally been a moderate increase in median values within the residential market sectors of Livingstone Shire LGA since the last valuation. The overall median value for residential land in the Livingstone Shire LGA is \$197,500, an increase of 19.7 per cent.

The table below shows the changes in median value of residential land in the Livingstone Shire LGA.

Locality	Previous median value (as at 1/10/2021)	New median value (as at 1/10/2023)	Change in median value	Number of properties ¹
Bangalee	\$225,000	\$260,000	15.6%	102
Barlows Hill	\$180,000	\$225,000	25.0%	363
Causeway Lake	\$130,000	\$150,000	15.4%	50
Cooee Bay	\$165,000	\$230,000	39.4%	409
Emu Park	\$160,000	\$195,000	21.9%	1,127
Farnborough	\$320,000	\$480,000	50.0%	111
Hidden Valley	\$162,500	\$187,500	15.4%	319
Keppel Sands	\$96,000	\$130,000	35.4%	248
Kinka Beach	\$162,500	\$205,000	26.2%	235
Lammermoor	\$180,000	\$232,500	29.2%	1,056
Meikleville Hill	\$196,250	\$245,000	24.8%	176
Mulambin	\$147,000	\$170,000	15.7%	181
Ogmore	\$8,500	\$8,500	0.0%	53
Pacific Heights	\$176,250	\$222,500	26.2%	562
Roslyn	\$200,000	\$250,000	25.0%	215
Stanage	\$152,500	\$180,000	18.0%	117
Tanby	\$310,000	\$355,000	14.5%	71
Taranganba	\$143,000	\$180,000	25.9%	911
Taroomball	\$185,000	\$232,500	25.7%	450
The Caves	\$86,000	\$86,000	0.0%	87
Yaamba	\$4,000	\$4,000	0.0%	50
Yeppoon	\$175,000	\$192,500	10.0%	2,402
Zilzie	\$117,000	\$143,000	22.2%	1,429

¹ Table includes localities with a minimum of 50 properties as residential land use.

Explanatory notes:

- The residential market within all towns within Livingstone Shire LGA generally recorded moderate increases except for the north-western small towns which remained steady.

Rural residential land

The table below shows the changes in median value for rural residential land in the Livingstone Shire LGA.

Previous median land value at 1/10/2021	New median land value at 1/10/2023	Change in median value	Number of properties
\$205,000	\$265,000	29.3%	4,696

Explanatory notes:

- The rural residential market throughout Livingstone Shire LGA recorded a moderate increase overall, with various properties remaining steady.

Other land uses

The table below shows the total value of land uses (other than residential and rural residential land), in the Livingstone Shire LGA.

Land use category	Previous total land value at 1/10/2021	New total land value at 1/10/2023	Change in total land value (%)	Number of properties
Commercial	\$75,840,400	\$93,128,400	22.8%	133
Industrial	\$62,908,000	\$76,611,000	21.8%	167
Primary Production	\$412,984,600	\$537,382,900	30.1%	660
Multi-Unit Residential	\$99,876,500	\$115,689,500	15.8%	273
Other	\$37,704,180	\$51,622,058	36.9%	95

Explanatory Notes:

- Commercial land recorded a moderate increase due to an overall buoyant residential property market.
- Industrial land recorded minor to moderate increases, again due to a buoyant property market and also strong investment in infrastructure projects within the region.
- Primary Production land recorded a significant increase. These increases were driven by commodity prices and favourable seasonal conditions, which positively influenced confidence, particularly in grazing markets.
- Multi-unit residential land recorded a moderate increase in line with residential values.
- Other mixed land uses recorded a minor to moderate increase with their respective associated markets. Although there were some significant increases in the englobo lands due to the revived residential market.

More information

To view the valuation roll display listing for Livingstone Shire LGA, you can:

- see [land valuations online](#)
- visit the Yeppoon Town Hall, 25 Normanby Street, Yeppoon during business hours until 30 June 2024.