

# Valuation Averaging

How General Rates are calculated



General Rates are calculated based on land valuations and rating categories. In 2022-2023, Ipswich City Council will average a property's past three land valuations to determine the rateable valuation for that property. This figure will be used to calculate the property's General Rates charge.

## Why do we average?

The benefits of calculating a rateable valuation using three year averaging:

- to reduce the impact of valuation increases
- valuation increases are spread over a three year period, rather than the current one year.

## How the Rateable Valuation is calculated

Where a property has a valuation for the current year and the past two years, the three valuations are averaged to provide the rateable valuation for the current year.

### Example

Financial Year	Property Value
2020-2021	\$167,000
2021-2022	\$187,000
2022-2023	\$187,000
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	\$541,000
	÷ 3
<b>Rateable Valuation</b>	<b>\$180,333*</b>

If a property has a valuation for the current year, but not for either of the two prior years, a three year averaging number is applied. This number is calculated using the valuations across the whole of the city.

### Example

Financial Year	Property Value
2020-2021	Nil
2021-2022	Nil
2022-2023	\$187,000
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	\$187,000
	x 0.87
<b>Rateable Valuation</b>	<b>\$185,130*</b>

\*The rateable valuation cannot be greater than the valuation for 2022-2023.

For more information, visit [lpswich.qld.gov.au](http://lpswich.qld.gov.au) or phone (07) 3810 6666.

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