

**Queensland**



**Subordinate Legislation 2003 No. 193**

*Valuation of Land Act 1944*

**VALUATION OF LAND REGULATION 2003**

**TABLE OF PROVISIONS**

Section		Page
1	Short title . . . . .	2
2	Commencement . . . . .	2
3	Non-physical improvements that are intangible improvements—Act, s 6(5)	2
4	Discount for subdivided land . . . . .	2
5	Valuing intangible improvements—Act, s 35A . . . . .	2
6	Period for making valuation extended—Act, s 37 . . . . .	3
7	Fee for copy of valuation roll—Act, s 73 . . . . .	3
8	Fee for making valuation—Act, s 74 . . . . .	3
9	Fees . . . . .	3
10	Repeal of regulation . . . . .	4
	<b>SCHEDULE 1</b> . . . . .	<b>5</b>
	<b>FEE FOR COPY OF VALUATION ROLL</b>	
	<b>SCHEDULE 2</b> . . . . .	<b>6</b>
	<b>FEES</b>	

## **1 Short title**

This regulation may be cited as the *Valuation of Land Regulation 2003*.

## **2 Commencement**

This regulation commences on 1 September 2003.

## **3 Non-physical improvements that are intangible improvements—Act, s 6(5)**

For section 6(5) of the Act, definition “intangible improvements”, paragraph (b), the following non-physical improvements are prescribed—

- (a) risk management procedures in place for a development on the land, including, for example, procedures dealing with the following—
  - (i) capturing and retaining a share of the market;
  - (ii) turnover of tenants;
  - (iii) establishing a stable and quality mix of tenants;
- (b) market advantages resulting from the business skills of the owner or manager of a development on the land;
- (c) market advantages of a brand name used for a development on the land.

## **4 Discount for subdivided land**

For section 25(2)(b)<sup>1</sup> of the Act, the percentage is 40%.

## **5 Valuing intangible improvements—Act, s 35A**

For section 35A(5) of the Act, the percentage is 20%.

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<sup>1</sup> Section 25 (Valuation—discounting for subdivided land) of the Act

## **6 Period for making valuation extended—Act, s 37**

For section 37(4)<sup>2</sup> of the Act, the period for making a valuation for the Biggenden, Cambooya, Clifton, Eidsvold, Gayndah, Isis, Kilkivan, Kolan, Monto, Mundubbera, Murilla, Roma, Tara, Tiaro and Woocoo local government areas is extended to 30 June 2004.

## **7 Fee for copy of valuation roll—Act, s 73**

(1) The annual fee payable by a local government for a copy of a valuation roll is the greater of the following—

- (a) \$3 578.30;
- (b) the total fee for the valuations calculated under schedule 1.

(2) The annual fee payable by the commissioner of land tax for a copy of a valuation roll is one-third of the total fees payable by all local governments under subsection (1).

## **8 Fee for making valuation—Act, s 74**

(1) For section 74(2)<sup>3</sup> of the Act, the fee is—

- (a) the actual cost, including travelling and car running expenses, of—
  - (i) making the valuation; and
  - (ii) issuing, for the valuation, a certificate of valuation; or
- (b) the amount negotiated between the chief executive and the person who requested the valuation.

(2) The person must, if required by the chief executive, pay a deposit of \$52.90 before the chief executive makes the valuation.

## **9 Fees**

The fees payable under the Act, other than the fees mentioned in sections 7 and 8, are in schedule 2.

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2 Section 37 (Chief executive to make annual valuation) of the Act

3 Section 74 (Other valuations) of the Act

**10 Repeal of regulation**

The *Valuation of Land Regulation 1993* is repealed.

## SCHEDULE 1

### FEE FOR COPY OF VALUATION ROLL

section 7(1)(b)

	\$
1. Business or multi unit—for each valuation of a rateable parcel of land used or occupied . . . . .	10.70
2. Other than business or multi unit—for each valuation of a rateable parcel of land used or occupied if the area is—	
(a) less than 4 000 m <sup>2</sup> . . . . .	4.55
(b) 4 000 m <sup>2</sup> or more, but less than 20 ha . . . . .	4.90
(c) 20 ha or more, but less than 40 ha . . . . .	6.90
(d) 40 ha or more, but less than 200 ha . . . . .	9.15
(e) 200 ha or more . . . . .	12.70

## SCHEDULE 2

### FEES

		section 9
		\$
<b>1.</b>	Copy of certificate of valuation . . . . .	21.85
<b>2.</b>	Certified copy of—	
	(a) an extract of an entry on a valuation roll; or	
	(b) a notice of change of ownership (includes the search fee) . . . . .	21.85
<b>3.</b>	Payable by a local government for—	
	(a) alteration to a valuation for rates purposes (Act, sections 28(1)(a) or (b) or 30(3)) . . . . .	23.20
	(b) making a valuation (Act, section 30(1)(a)) . . . . .	23.20
<b>4.</b>	Searching for particulars contained in—	
	(a) an entry held on the current valuation roll—	
	(i) at an office of the department . . . . .	11.00
	(ii) using electronic access . . . . .	8.80
	(b) a notice under the Act, section 81, held on the current valuation roll—	
	(i) at an office of the department . . . . .	11.00
	(ii) using electronic access . . . . .	8.80
	(c) an entry held on a valuation roll, other than the current valuation roll . . . . .	17.40
	(d) a notice under the Act, section 81, held on a valuation roll, other than the current valuation roll . . . . .	17.40
	(e) an entry on a valuation roll, supplied in the form of a computer listing—	
	(i) for each entry . . . . .	0.65
	(ii) minimum fee for each listing . . . . .	82.90
<b>5.</b>	For particulars contained in a notice under the Act, section 81—	
	(a) given in an abbreviated form—for each entry . . . . .	5.55

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 SCHEDULE 2 (continued)

	\$
(b) given as an entry in a copy of a monthly computer listing—	
(i) for each entry . . . . .	0.65
(ii) for a consolidated listing of entries already supplied in a monthly computer listing—for each entry . . . . .	0.05
(iii) minimum fee for each listing, other than a consolidated listing . . . . .	82.90

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## ENDNOTES

1. Made by the Governor in Council on 21 August 2003.
2. Notified in the gazette on 22 August 2003.
3. Laid before the Legislative Assembly on . . .
4. The administering agency is the Department of Natural Resources and Mines.