

Queensland



Valuation of Land Act 1944

VALUATION OF LAND REGULATION 2003

Reprinted as in force on 1 July 2004

See endnote 7 for information about retrospectivity

Reprint No. 1B revised edition

This reprint is prepared by
the Office of the Queensland Parliamentary Counsel
Warning—This reprint is not an authorised copy

Information about this reprint

This regulation is reprinted as at 1 July 2004. The reprint shows the law as amended by all amendments that commenced on or before that day (Reprints Act 1992 s 5(c)).

The reprint includes a reference to the law by which each amendment was made—see list of legislation and list of annotations in endnotes. Also see list of legislation for any uncommenced amendments.

This page is specific to this reprint. See previous reprints for information about earlier changes made under the Reprints Act 1992. A table of reprints is included in the endnotes.

Also see endnotes for information about—

- **when provisions commenced**
- **editorial changes made in earlier reprints.**

Dates shown on reprints

Reprints dated at last amendment All reprints produced on or after 1 July 2002, hard copy and electronic, are dated as at the last date of amendment. Previously reprints were dated as at the date of publication. If a hard copy reprint is dated earlier than an electronic version published before 1 July 2002, it means the legislation was not further amended and the reprint date is the commencement of the last amendment.

If the date of a hard copy reprint is the same as the date shown for an electronic version previously published, it merely means that the electronic version was published before the hard copy version. Also, any revised edition of the previously published electronic version will have the same date as that version.

Replacement reprint date If the date of a hard copy reprint is the same as the date shown on another hard copy reprint it means that one is the replacement of the other.

Revised edition indicates further material has affected existing material. For example—

- a correction
- a retrospective provision
- other relevant information.

Queensland



VALUATION OF LAND REGULATION 2003

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VALUATION OF LAND REGULATION 2003

[as amended by all amendments that commenced on or before 1 July 2004]

1 Short title

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

2 Commencement

This regulation commences on 1 September 2003.

4 Discount for subdivided land

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

6 Period for making valuation extended to 2004—Act s 37

For section 37(4)² 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.

6A Period for making valuation extended to 2005—Act, s 37

For section 37(4) of the Act, the period for making a valuation for the Dalby, Kolan, Perry and Roma local government areas is extended to 30 June 2005.

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) \$3 689.00;

1 Section 25 (Valuation—discounting for subdivided land) of the Act

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

(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)³ 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 \$54.50 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 stated in schedule 2.

10 Repeal of regulation

The *Valuation of Land Regulation 1993* is repealed.

3 Section 74 (Other valuations) of the Act

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	11.00
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 ²	4.69
(b) 4 000 m ² or more, but less than 20 ha	5.05
(c) 20 ha or more, but less than 40 ha	7.10
(d) 40 ha or more, but less than 200 ha	9.40
(e) 200 ha or more	13.05

SCHEDULE 2

FEES

		section 9
		\$
1.	Copy of certificate of valuation	22.50
2.	Certified copy of—	
	(a) an extract of an entry on a valuation roll	22.50
	(b) a notice of change of ownership (includes the search fee)	22.50
3.	Payable by local government for—	
	(a) alteration to a valuation for rates purposes (Act, ss 28(1)(a) or (b) or 30(3))	23.90
	(b) making a valuation (Act, s 30(1)(a))	23.90
4.	Searching for particulars contained in—	
	(a) an entry held on the current valuation roll—	
	(i) at an office of the department	11.30
	(ii) using electronic access	9.05
	(b) a notice under section 81 of the Act held on the current valuation roll—	
	(i) at an office of the department	11.30
	(ii) using electronic access	9.05
	(c) an entry held on a valuation roll, other than the current valuation roll	17.90
	(d) a notice under section 81 of the Act held on a valuation roll, other than the current valuation roll . . .	17.90
	(e) an entry on a valuation roll, supplied in the form of a computer listing—	
	(i) for each entry	0.67
	(ii) minimum fee for each listing	85.45
5.	For particulars contained in a notice under section 81 of the Act—	
	(a) given in an abbreviated form—for each entry	5.70

SCHEDULE 2 (continued)

	\$
(b) given as an entry in a copy of a monthly computer listing—	
(i) for each entry	0.67
(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	85.45

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2 Date to which amendments incorporated

This is the reprint date mentioned in the Reprints Act 1992, section 5(c). Accordingly, this reprint includes all amendments that commenced operation on or before 1 July 2004. Future amendments of the Valuation of Land Regulation 2003 may be made in accordance with this reprint under the Reprints Act 1992, section 49.

3 Key

Key to abbreviations in list of legislation and annotations

Key	Explanation	Key	Explanation
AIA	= Acts Interpretation Act 1954	(prev)	= previously
amd	= amended	proc	= proclamation
amdt	= amendment	prov	= provision
ch	= chapter	pt	= part
def	= definition	pubd	= published
div	= division	R[X]	= Reprint No. [X]
exp	= expires/expired	RA	= Reprints Act 1992
gaz	= gazette	reloc	= relocated
hdg	= heading	renum	= renumbered
ins	= inserted	rep	= repealed
lap	= lapsed	(retro)	= retrospectively
notfd	= notified	rv	= revised edition
num	= numbered	s	= section
o in c	= order in council	sch	= schedule
om	= omitted	sdiv	= subdivision
orig	= original	SIA	= Statutory Instruments Act 1992
p	= page	SIR	= Statutory Instruments Regulation 2002
para	= paragraph	SL	= subordinate legislation
prec	= preceding	sub	= substituted
pres	= present	unnum	= unnumbered
prev	= previous		

4 Table of reprints

Reprints are issued for both future and past effective dates. For the most up-to-date table of reprints, see the reprint with the latest effective date.

5 List of legislation

Valuation of Land Regulation 2003 SL No. 193

made by the Governor in Council on 21 August 2003

notfd gaz 22 August 2003 pp 1372–5

ss 1–2 commenced on date of notification

remaining provisions commenced 1 September 2003 (see s 2)

exp 1 September 2013 (see SIA s 54)

Note—(1) The expiry date may have changed since this reprint was published. See the latest reprint of the SIR for any change.

(2) A regulatory impact statement and explanatory note were prepared.

amending legislation—

Valuation of Land Amendment Regulation (No. 2) 2003 SL No. 338

notfd gaz 12 December 2003 pp 1203–7

commenced on date of notification

Natural Resources, Mines and Energy Legislation Amendment Regulation (No. 1)**2004 SL No. 67 pts 1, 16**

notfd gaz 28 May 2004 pp 277–80

ss 1–2 commenced on date of notification

remaining provisions commenced 1 July 2004 (see s 2)

later retrospective amending legislation—

Valuation of Land Amendment Act 2008 No. 10 ss 1, 2(2), pt 3

date of assent 17 March 2008

ss 1–2 commenced on date of assent

remaining provisions commenced 31 August 2003 (see s 2(2))

6 List of annotations**Non-physical improvements that are intangible improvements—Act, s 6(5)**

s 3 om 2008 Act No. 10 s 16 (retro)

Valuing intangible improvements—Act, s 35A

s 5 om 2008 Act No. 10 s 17 (retro)

Period for making valuation extended to 2004—Act s 37

s 6 prov hdg sub 2003 SL No. 338 s 3

Period for making valuation extended to 2005—Act, s 37

s 6A ins 2003 SL No. 338 s 4

Fee for copy of valuation roll—Act, s 73

s 7 amd 2004 SL No. 67 s 35

Fee for making valuation—Act, s 74

s 8 amd 2004 SL No. 67 s 36

Fees

s 9 amd 2004 SL No. 67 s 37

SCHEDULE 1—FEE FOR COPY OF VALUATION ROLL

sub 2004 SL No. 67 s 38

SCHEDULE 2—FEES

sub 2004 SL No. 67 s 38

7 Information about retrospectivity

Retrospective amendments that have been consolidated are noted in the list of legislation and list of annotations. Any retrospective amendment that has not been consolidated is noted in footnotes to the text.