

FORM 41 (version 4.2)**Application for a deduction for site improvements**
Land Valuation Act 2010**Completing this form**

Use this form to apply for a deduction for site improvements paid for by you (the owner of the land) over the past 12 years. Only site improvements paid for within the past 12 years can be considered. Site improvements over more than one financial year require a separate Section 3 for each financial year (e.g. if site improvements were paid for in the 2018–19 and 2019–20 financial years, complete section 3 for 2018–19 and complete a separate section 3 for 2019–20).

For detailed instructions on completing and lodging this form, please see the *Landowner guide to deductions for site improvements—statutory land valuations*, which is available from www.qld.gov.au/landvaluation or any of our [business centres](#).

Under the *Land Valuation Act 2010*, an application for a deduction for site improvements must:

- be in the approved form
- contain the details, including costs, of the site improvements
- state who carried out the works
- state when the works were completed and paid for
- be accompanied by evidence that the applicant paid for the site improvements and evidence of when the payment was made
- be accompanied by all documents in the applicant's possession or control relating to the cost of the works.

Section 1 Property details

Please provide details of the land. Refer to your valuation notice for this information.

Name(s) of owner(s)

Property ID no Local government.....

Real property description (RPD)

Property street no Street name.....

Suburb Town..... Postcode

Property area (m² or ha)

Section 2 Contact details

Please provide your contact details for all future correspondence regarding this application. **Note: If an agent*/representative is acting on your behalf, provide the agent's* or representative's contact details.**

Name

Address for service (please supply either an email or postal address)

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Phone

Office use only

Property ID Application ID

*agent, as defined by the *Land Valuation Act 2010*, includes a person who, in Queensland, has for someone else (the principal) the lawful control or disposal of any land belonging to the principal, or the lawful control, receipt or disposal of any rents, issues or proceeds gained from the principal's land.

Section 3 Full details of the site improvements

Please provide the following information relating to the site improvements made by you (the landowner) within the past 12 years. Site improvements paid for prior to this time cannot be considered. Attach a separate sheet (provided on page 5) if there is insufficient space. Please complete and attach a separate section 3 for each financial year in which site improvements were paid for (e.g. if site improvements were paid for in the 2018–19 and 2019–20 financial years, complete section 3 for 2018–19 and complete a separate section 3 for 2019–20). You must include a description of the actual site improvements undertaken, the quantities used, the location of the works, the cost of the works and proof of payment.

3.1 Site improvements

Only site improvements listed are eligible for a deduction. You may include information that you believe affects the added value of the site improvement. All relevant fields below must be completed for the Valuer-General to be able to properly assess the added value of the site improvements. If a particular type of site work listed is not relevant, leave the field blank.

Important note: If you do not supply sufficient explanation and supporting information for the Valuer-General to determine the added value of site improvements, a deduction cannot be made for those site improvements. Providing invoices relating to works without explaining how the works improve the land will not assist the Valuer-General in making a decision. All works must be quantified and verifiable.

Restoration, rehabilitation or improvement done to the land's surface by filling, grading or levelling. Please identify the location of the site improvements by plan or a site map. **Note:** Irrigation and/or conservation works are not valid.

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Cost of the works \$ Quantity/volume

Reclamation by draining or filling, including construction of retaining walls and other works for the reclamation. Please identify the location of the site improvements by plan or a site map.

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Cost of the works \$Quantity/area/volume

Underground drainage—works required to drain the land. Only drainage required for development of the land to a vacant state is admissible (e.g. culverts to redirect a creek or overland flow). Please identify the location of the site improvements by plan or a site map. **Note:** Drainage from buildings and/or car parks is not valid.

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Cost of the works \$ Quantity/length/depth.....

Clearing of vegetation. Please identify the location of the site improvements by plan or a site map. **Note:** Does not include destroying standing vegetation by stock or lopping a tree.

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Cost of the works \$..... Quantity/area cleared

Works completed to manage or remedy contamination. Please identify the location of the site improvements by plan or a site map.

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Cost of the works \$..... Quantity/volume of treatment

Pick up and removal of stones and/or improvement of soil fertility or structure. Please identify the location of the site improvements by plan or a site map.

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Cost of the works \$..... Quantity/volume of treatment

3.2 What was the total cost of the site improvements? \$

3.3 Who carried out the works?

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3.4 On what date were the works completed? / /

3.5 On what date were the works paid for? / /

Please attach:

- evidence that you paid for the site improvements and evidence of when the payment was made
- all documents in your possession or control relating to the cost of the site improvement works.

Note:

Evidence that the applicant paid for the improvements in the last 12 years and when payment was made. Evidence of payment must be receipts, bank statement/s or remittance advices showing amount paid and date of payment. In the absence of such proof, invoices from the contractor to owner may be provided together with a Statutory Declaration signed by the owner, or duly authorised company officer, certifying payment by the owner or their authorised officer that the invoice has been paid and at what date. If the evidence of payment includes other works, then a statutory declaration that identifies when the works were paid can be accepted.

Section 4 Landowner consent if using an agent*/representative

Landowner can choose to nominate another person to lodge this application on their behalf. Written consent of the landowner must be provided. You must either complete this section or attach a current letter of consent advising of the person (and their company if applicable) who is acting on your behalf. This letter must be signed by you, as the landowner. Only one landowner's signature is required.

Is another person lodging this application on behalf of the landowner?

Yes (Complete this section and **section 5** below)

No (Go to **section 5**)

I.....
(Landowner's name and position held in company if applicable)

own the land described and authorise
(Agent's*/Representative's name)

of..... to act on my behalf.
(Agent's*/Representative's company name if applicable)

Landowner's signature Date / /

Section 5 Declaration

If a landowner is lodging this application:

- the declaration must be signed by the landowner

or

- where there is more than one landowner, the declaration must be signed by one of the landowners

or

- where the objection is for a property owned by a body corporate or a company, the declaration must be signed by the body corporate or a person authorised by the body corporate or the company.

If another person (a landowner's agent*/representative) is lodging this application on behalf of the landowner, the agent*/representative must sign the declaration. **Section 4** (above) must also be completed or a current letter of consent, advising of the person (and their company if applicable) who is acting on the landowners behalf, must be provided. This letter must be signed by the landowner—and attached to the application.

Declaration

I, the person lodging this application, declare that the statements made in this form, the information provided and any attached material is complete and correct. I consent to the Valuer-General verifying my documentation with the issuing authorities or their agencies.

Name of person lodging this application

Company/body corporate and position held (if applicable)

Signature Date / /

Lodging your application

Lodge your completed application and all supporting evidence at one of our business centres. You can use any of the following methods:

Post: Please send to PO Box 230 Archerfield BC QLD 4108.

In person: Go to one of our business centres. To see a complete list of business centre addresses, visit www.qld.gov.au/landvaluation.

Email: Scan and email the form and attachments to valuation.enquiries@resources.qld.gov.au

As part of an objection: Attach this completed form and all supporting documents to your objection. Objections can be lodged by the above methods or online at www.qld.gov.au/landvaluation and must be lodged within 60 days of the issue date on the valuation notice. Detailed instructions for lodging a 'properly made' objection are provided in the *Landowner guide to statutory land valuation objections—site value*, which is available from www.qld.gov.au/landvaluation or any of our [business centres](#).

Objection/appeal rights

If you lodged the application as part of an objection, the decision on the Deduction for Site Improvements (DSI) forms part of the overall objection decision. If you disagree with the decision on or the amount of your DSI, you can appeal the objection decision to the Land Court. For more information, visit www.courts.qld.gov.au/courts/land-court

If you lodged your application outside of the objection period (i.e. not as part of an objection), any DSI amount granted will be applied to the next valuation issued for that land. If you do not agree with the decision on or the amount of your DSI, you can lodge an objection. This must be done within 60 days of the date of issue of that valuation notice.

