

# FORM 58S (version 5.3)

## Notice of objection—site land valuation (non-rural land) Land Valuation Act 2010

### Completing this form

Use this form lodge an objection to a statutory land valuation based on the site value methodology (**non-rural land**) under the *Land Valuation Act 2010* (the Act). Alternatively, you can lodge your objection online at [www.qld.gov.au/landvaluation](http://www.qld.gov.au/landvaluation).

For an objection to be considered or decided, it must be ‘properly made’—that is, the objection must:

- be in the approved form
- include the information required by the Act (see section 113)
- be lodged within 60 days of the issue date on the valuation notice.

For detailed instructions on lodging a ‘properly made’ objection, please see the *Landowner guide to statutory land valuation objections—site value (non-rural land)* (the guide), which is available from [www.qld.gov.au/landvaluation](http://www.qld.gov.au/landvaluation) or any of our business centres.

### 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 .....

Lot/plan or real property description (RPD).....

Property street no ..... Street name.....

Suburb ..... Town ..... Postcode .....

Property area (m<sup>2</sup> or ha) ..... **New site valuation \$** .....

Date of valuation / / Issue date / / Date of effect / /

### Section 2 Contact details

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

Name .....

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

.....

Phone .....

### Section 3 Amount sought for the statutory valuation of the land

If your **new site valuation** is greater than \$750 000, this section **must** be completed.

I believe that the valuation amount should be \$ .....(Provide a single value only.)

**Note:** If the **new site valuation** has been reduced by a deduction for site improvements (DSI) or if this objection concerns a DSI, please provide the amount you believe the valuation should be *after* the deduction.

### Office use only

Property ID ..... Objection 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 4 Grounds of objection

You must specify all grounds relevant to your objection and provide the information relied upon to establish each ground.

Please attach any evidence to support your grounds (e.g. valuation reports, town planning information, other professional reports, sales information, surveys and media articles).

The **new site valuation** as displayed on your valuation notice indicates what the land would be expected to sell for at the date of valuation in its ‘current’ condition. Site value closely reflects the market value of the land—that is, the value of the land in its current state including the value of any site improvements to the land such as levelling, filling and drainage works. The value **does not** include any other improvements built **on the land** (e.g. houses, sheds and fencing).

To determine statutory site land values, departmental valuers research the property market and examine trends and sales information for each land use category (e.g. residential, commercial and industrial). Particular emphasis is placed on sales of vacant or lightly improved properties that are relevant to the use of the land being valued.

### Ground 1 The new site valuation is not supported by property sales

- Yes, applicable (Complete this part)  
 Not relevant (Do not complete this part)

If more comparisons are necessary, please provide these on separate sheets stapled to this form.

**Note: For this ground to be accepted you must provide details of the sale(s) and the reasons why you contend the sale(s) are comparable to the valuation of your land. State the comparison between your land and the sale property. Explain why you think the sale property is (overall) of a higher, lower, or similar value to your land and include points of comparison.**

For further information, see section 2.4 of the **Landowner guide—site value (non rural)** guide.

#### Property sale 1

Street address (or lot on plan) .....

.....

Date of sale / / Sale price \$ .....

To comply with the Act, you must explain how the sale property compares to your land. (Refer to Ground 1 Note).

.....

.....

.....

.....

#### Property sale 2

Street address (or lot on plan) .....

.....

Date of sale / / Sale price \$ .....

To comply with the Act, you must explain how the sale property compares to your land.

.....

.....

.....

.....

### Ground 2 The new site valuation does not reflect the physical characteristics of the land and/or constraints on the use of the land

- Yes, applicable (Complete this part)  
 Not relevant (Do not complete this part)

This could include, for example:

- the effect of local planning regulations
- the impacts of flooding (e.g. permanent damage)
- encumbrances such as easements and statutory covenants
- the location of sewerage mains and/or stormwater drains that may impede development.

For further information, see section 2.4 of the guide.

Describe the relevant factors that you believe were not considered when determining the **new site valuation** and explain how they support your objection. Attach a separate sheet if there is insufficient space.

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

<p><b>Ground 3 Other grounds</b></p> <p>Describe any other information considered relevant that is not already mentioned in grounds 1 and 2.</p> <p><input type="checkbox"/> Yes, applicable (Complete this part)</p> <p><input type="checkbox"/> Not relevant (Do not complete this part)</p> <p><b>Note: Grounds of objection without supporting information are not compliant with the Act and cannot be accepted.</b></p> <p>Examples for this ground could include:</p> <ul style="list-style-type: none"> <li>• Lands that should be included in one valuation have been valued separately, or vice versa.</li> <li>• The value of the land has been affected by something that has not been considered in the valuation.</li> <li>• A deduction for site improvements (DSI) has previously been granted but you object to the dollar amount. (State the amount you believe to be correct and provide full details.)</li> </ul> <p><b>To apply for a new DSI, see ground 4 below.</b></p> <p>For further information, see section 2.4 of the guide.</p>	<p>Describe the ground(s) and provide information that supports your ground(s) of objection. Attach a separate sheet if there is insufficient space.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p><b>Ground 4 Application for a deduction for site improvements</b></p> <p><input type="checkbox"/> Yes, applicable (Complete this part)</p> <p><input type="checkbox"/> Not relevant (Do not complete this part)</p> <p>For further information, see section 2.4 of the guide.</p>	<p>As the current owner of the land, you can apply for a deduction for site improvements (DSI) for site improvements paid for by you over the past 12 years.</p> <p><b>Please complete an <i>Application for a deduction for site improvements (Form 41)</i> and attach it to your objection.</b> You must also provide supporting evidence. This form is included in the <i>Landowner guide to deductions for site improvements—statutory land valuations</i>, which is available from <a href="http://www.qld.gov.au/landvaluation">www.qld.gov.au/landvaluation</a> or from any of our business centres.</p> <p>I believe the amount of the deduction for the site improvements (the subject of this application) should be \$ .....</p>

**Section 5 Landowner consent if using an agent\*/representative**

A landowner can choose to nominate another person to lodge an objection 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 objection on behalf of the landowner?**

Yes (Complete this section *and* **Section 6**)

No (Go to **Section 6**)

I, .....

(Landowner’s name—and position held in company if applicable)

own the land described and authorise .....

(Agent’s\* or Representative’s name)

of..... to act on my behalf.

(Agent’s\* or Representative’s company name if applicable)

Landowner’s signature ..... Date / /

## Section 6 Declaration

If a landowner is lodging this objection:

- 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 objection on behalf of the landowner, the agent\*/representative must sign the declaration. **Section 5** (on previous page) 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 objection.

### Declaration

I, the person lodging this objection, 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 objection. ....

Company/body corporate and position held (if applicable) .....

Signature ..... Date / /

### Checklist

Use this checklist to ensure that the objection has been completed correctly and that all supporting documents are attached.

- |  |   |
|--|---|
| <input type="checkbox"/> <b>Section 1:</b> Clearly identifies the location of the property.  | <input type="checkbox"/> <b>Section 5:</b> If an agent* or representative is nominated, consent is given and signed by the landowner or a separate current letter of consent is attached. |
| <input type="checkbox"/> <b>Section 2:</b> Provides contact details for the objection.   | <input type="checkbox"/> <b>Section 6:</b> The declaration is signed by the person lodging the objection.   |
| <input type="checkbox"/> <b>Section 3:</b> States the amount of valuation sought if the site value is more than \$750 000.                     | <input type="checkbox"/> <b>If lodging an application for a DSI:</b> The application (Form 41) and all supporting information is attached.  |
| <input type="checkbox"/> <b>Section 4:</b> States all grounds of objection, and provides the information relied upon to establish each ground. |   |

### Lodging your objection

Lodge your completed objection form and any supporting documents at one of our business centres within 60 days of the issue date on your valuation notice. 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. For a complete list of business centre addresses, visit [www.nrmmrd.qld.gov.au/contact-us#land-valuations](http://www.nrmmrd.qld.gov.au/contact-us#land-valuations)

**Email:** Scan and email the form and attachments to [valuation.enquiries@resources.qld.gov.au](mailto:valuation.enquiries@resources.qld.gov.au)

If your objection is not 'properly made', you will be issued with a correction notice giving you an opportunity to amend your objection.

### Review rights

You may apply for an internal review on certain administrative decisions issued by the Valuer-General, such as the decision on whether or not an objection is 'properly made'. Please visit [www.qld.gov.au/landvaluation](http://www.qld.gov.au/landvaluation) for further information.

### Appeal rights

Once the Valuer-General makes a decision on your 'properly made' objection, you have the right to appeal the decision to the Land Court. For more information on the appeal process, visit [www.courts.qld.gov.au/courts/land-court](http://www.courts.qld.gov.au/courts/land-court)

### Information privacy statement

The Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (the department) is collecting the information you provide on the notice of objection to allow the Valuer-General to decide an objection to a statutory land valuation. The department is required to collect this information under section 113 of the *Land Valuation Act 2010*. This information will only be accessed by authorised employees within the department. Some information may be given to other agencies to assist with the levying of local government rates, state land tax and state land rentals (where applicable and necessary). No personal information will be provided until such time as your objection has been finalised by the department and the Valuation Roll amended accordingly. Your personal information will not be disclosed by the department unless authorised or required by law. For more privacy information please go to: [www.qld.gov.au/environment/land/title/valuation/about/privacy](http://www.qld.gov.au/environment/land/title/valuation/about/privacy)