

Queensland



Valuation of Land Act 1944

VALUATION OF LAND REGULATION 1993

**Reprinted as in force on 10 May 1999
(includes amendments up to SL No. 69 of 1999)**

Reprint No. 5B

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Information about this reprint

This regulation is reprinted as at 10 May 1999. 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.

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

Also see endnotes for information about—

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

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VALUATION OF LAND REGULATION 1993

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VALUATION OF LAND REGULATION 1993

[as amended by all amendments that commenced on or before 10 May 1999]

Short title

1. This regulation may be cited as the *Valuation of Land Regulation 1993*.

Oath or declaration to maintain secrecy

2. The manner and form of an oath or declaration is to be the manner and form approved by the chief executive.

Fee for alteration of valuation

2A. The fee payable by a local government for each altered valuation made under section 28(1)(a) or (b) of the Act is \$21.

Rate of discount for subdivided land

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

Payment for information given by a local government

3. A local government that gives the chief executive copies of, or extracts from, valuation returns, rate books or documents may receive payment for doing so at a rate determined by the chief executive.

Land acquired or disposed of by a local government

4. The prescribed particulars of land disposed of at auction for unpaid rates or of other land acquired or disposed of by a local government are—

- (a) department reference number; and
- (b) full description of the land disposed of; and

- (c) name and address of previous owner; and
- (d) name and address of purchaser; and
- (e) reason for sale; and
- (f) date of sale; and
- (g) sale price; and
- (h) terms of the sale; and
- (i) the amount of outstanding rates paid by the purchaser.

Objections against valuation

5. An objection in writing mentioned in sections 42 and 52 of the Act is to be in the approved form.

Notice of appeal

6. A notice of appeal mentioned in sections 45 and 56 of the Act is to be in the approved form.

Fee for copy of valuation roll

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

- (a) \$3 230;
- (b) the total amount for the valuations calculated under schedule 1.

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

Fee for making valuation

8.(1) The fee for making a valuation under section 74 of the Act is—

- (a) the actual cost (including travelling and car running expenses) involved in the making and issuing of the valuation; or

- (b) an amount negotiated between the chief executive and the person or body requiring the valuation.

(2) If a valuation is required by a person under section 74(1) of the Act, the person must, if required by the chief executive, pay a deposit of \$50 before the valuation is made.

Applications

9. An application under the Act for—

- (a) a certificate of valuation; or
- (b) a certified copy of an entry in a valuation roll; or
- (c) a certified extract from a valuation roll; or
- (d) a copy of a certificate of valuation; or
- (e) a copy of a notice of change of ownership given under section 81 of the Act;

is to be in the approved form.

Returns

10.(1) A return required to be given by a person under section 83(2) of the Act is to be in the approved form.

(2) If a return is required from joint owners, the return is to be given by the joint owner—

- (a) who is resident in the State; and
- (b) whose name appears first in the title deed, lease, contract of sale, or deed of partnership in relation to the land.

(3) If an owner (including a trustee) is outside the State, a return required to be given under this Act is to be given by—

- (a) a person holding a power of attorney from the owner required to give the return; or
- (b) if there is no person holding a power of attorney—

Valuation of Land Regulation 1993

- (i) the agent for, or the manager or other representative of, the owner in the State; or
- (ii) the person in present occupation of the land.

Fees

11. The fees set out in schedule 2 are payable in respect of the matters set out in the schedule.

SCHEDULE 1**FEE PAYABLE BY A LOCAL GOVERNMENT**

	section 7
	\$
1. Business or multi unit—for each valuation of a rateable parcel of land used or occupied	9.70
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 ²	4.10
(b) 4 000 m ² —less than 20 ha	4.40
(c) 20 ha—less than 40 ha	6.25
(d) 40 ha—less than 200 ha	8.25
(e) 200 ha or more	11.50

SCHEDULE 2

FEES

section 11

	\$
1. A copy of certificate of valuation	20.00
2. A certified copy of—	
(a) an extract of an entry on a valuation roll; or	
(b) a notification of change of ownership (in addition to the search fee)	20.00
3. Searching for particulars or information contained in—	
(a) an entry held on the current valuation roll—	
(i) at land service centres	10.00
(ii) by external access	8.00
(b) a notice given to the chief executive under section 81 of the Act and held on the current valuation roll—	
(i) at land service centres	10.00
(ii) by external access	8.00
(c) an entry not held on the current valuation roll	16.00
(d) a notice given to the chief executive under section 81 of the Act and not held on the current valuation roll	16.00
(e) an entry on a valuation roll supplied by the chief executive in the form of a computer listing—	
(i) for each entry	0.58
(ii) minimum fee for each listing	75.00
4. Searching for particulars or information contained in a notice given to the chief executive under section 81 of the Act—	
(a) given in an abbreviated form—for each entry	5.00
(b) given as an entry in a copy of a monthly computer listing—	
(i) for each entry	0.58

SCHEDULE 2 (continued)

(ii) for a consolidated listing of entries already supplied to a person in a monthly computer listing—for each entry	0.05
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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 10 May 1999. Future amendments of the Valuation of Land Regulation 1993 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

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

4 Table of earlier reprints

TABLE OF EARLIER REPRINTS

[If a reprint number includes a roman letter, the reprint was released in unauthorised, electronic form only.]

Reprint No.	Amendments included	Reprint date
1	none	10 June 1993
2	SL No. 299 of 1993	17 September 1993
3	SL No. 250 of 1994	10 August 1994
4	SL No. 462 of 1994	6 March 1995
5	SL No. 224 of 1995	8 August 1995
5A	SL No. 212 of 1998	30 July 1998

5 Tables in earlier reprints

TABLES IN EARLIER REPRINTS

Name of table	Reprint No.
Changed names and titles	3
Corrected minor errors	1

6 List of legislation

Valuation of Land Regulation 1993 SL No. 85

made by the Governor in Council on 25 March 1993
 notfd gaz 26 March 1993 pp 1580–3
 commenced on date of notification
exp 1 September 2003 (see SIA s 54)

as amended by—

Lands Legislation (Variation of Fees) Amendment Regulation (No. 1) 1993 SL No. 299 pts 1, 8

notfd gaz 6 August 1993 pp 1682–5
 ss 1–2 commenced on date of notification
 remaining provisions commenced 6 September 1993 (see s 2)

Lands Legislation (Fees) Amendment Regulation (No. 1) 1994 SL No. 250 pts 1, 9

notfd gaz 1 July 1994 pp 1170–7
 ss 1–2 commenced on date of notification
 remaining provisions commenced 1 August 1994 (see s 2)

Valuation of Land Amendment Regulation (No. 1) 1994 SL No. 462

notfd gaz 16 December 1994 pp 1792–7
 commenced on date of notification

Lands Legislation (Fees) Amendment Regulation (No. 1) 1995 SL No. 224 pts 1, 5

notfd gaz 28 July 1995 pp 1768–9
 ss 1–2 commenced on date of notification
 remaining provisions commenced 1 August 1995 (see s 2)

Valuation of Land Amendment Regulation (No. 1) 1998 SL No. 212

notfd gaz 24 July 1998 pp 1491–2
 ss 3–4 commenced 1 July 1998 (see s 2)
 remaining provisions commenced on date of notification

Natural Resources Legislation Amendment Regulation (No. 1) 1999 SL No. 69 pts 1, 6

notfd gaz 23 April 1999 pp 1951–3
 commenced on date of notification

7 List of annotations

Oath or declaration to maintain secrecy
 s 2 prov hdg amd 1994 SL No. 462 s 4 sch

Fee for alteration of valuation

s 2A ins 1994 SL No. 462 s 3
 amd 1999 SL No. 69 s 11

Rate of discount for subdivided land

s 2B ins 1998 SL No. 212 s 4

Payment for information given by a local government

s 3 prov hdg amd 1994 SL No. 462 s 4 sch

Land acquired or disposed of by a local government

s 4 prov hdg amd 1994 SL No. 462 s 4 sch

Objections against valuation

prov hdg amd 1994 SL No. 462 s 4 sch

s 5 amd 1998 SL No. 212 s 5

Notice of appeal

prov hdg amd 1994 SL No. 462 s 4 sch

s 6 amd 1998 SL No. 212 s 5

Fee for copy of valuation roll

prov hdg amd 1994 SL No. 462 s 4 sch

s 7 amd 1993 SL No. 299 s 21; 1994 SL No. 250 s 19; 1995 SL No. 224 s 10;
1999 SL No. 69 s 12**Fee for making valuation**

s 8 prov hdg amd 1994 SL No. 462 s 4 sch

Applications

s 9 amd 1998 SL No. 212 s 5

Returns

prov hdg amd 1994 SL No. 462 s 4 sch

s 10 amd 1998 SL No. 212 s 5

Repeal

s 12 om R1 (see RA s 40)

SCHEDULE 1—FEE PAYABLE BY A LOCAL GOVERNMENT

sub 1994 SL No. 250 s 20; 1995 SL No. 224 s 11; 1999 SL No. 69 s13

SCHEDULE 2—FEES

amd 1993 SL No. 299 s 22

sub 1994 SL No. 250 s 20; 1995 SL No. 224 s 12; 1999 SL No. 69 s13