

Queensland



*Valuation of Land Act 1944*

# VALUATION OF LAND REGULATION 2003

**Reprinted as in force on 1 September 2003  
(regulation not amended up to this date)**

**Reprint No. 1**

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# Information about this reprint

This regulation is reprinted as at 1 September 2003.

**See endnotes for information about when provisions commenced.**

## **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.

# Queensland



## VALUATION OF LAND REGULATION 2003

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## **VALUATION OF LAND REGULATION 2003**

[reprinted as in force on 1 September 2003]

### **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%.

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

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

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

**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, Tiara 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.

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

3 Section 74 (Other valuations) of the Act

**9 Fees**

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

**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
		\$
1.	Copy of certificate of valuation . . . . .	21.85
2.	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
3.	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
4.	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
5.	For particulars contained in a notice under the Act, section 81—	
	(a) given in an abbreviated form—for each entry . . . . .	5.55

## 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

## ENDNOTES

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### 2 Date to which amendments incorporated

This is the reprint date mentioned in the Reprints Act 1992, section 5(c). However, no amendments have commenced operation on or before that day. 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
notfcd	= notified	rv	= revised edition
o in c	= order in council	s	= section
om	= omitted	sch	= schedule
orig	= original	sdiv	= subdivision
p	= page	SIA	= Statutory Instruments Act 1992
para	= paragraph	SIR	= Statutory Instruments Regulation 2002
prec	= preceding	SL	= subordinate legislation
pres	= present	sub	= substituted
prev	= previous	unnum	= unnumbered

## 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.

If a reprint number includes a letter of the alphabet, the reprint was released in unauthorised, electronic form only.

### TABLE OF REPRINTS

Reprint No.	Amendments included	Effective	Notes
1	none	1 September 2003	

## 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**—A regulatory impact statement and explanatory note were prepared