



Valuation of Land Act 1944

Valuation of Land Regulation 2003

Reprinted as in force on 1 July 2005

Reprint No. 2

**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 2005. 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.

Minor editorial changes allowed under the provisions of the Reprints Act 1992 have also been made to use standard punctuation consistent with current drafting practice (s 27).

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.



Queensland

Valuation of Land Regulation 2003

Contents

	Page
1	Short title 3
2	Commencement 3
3	Non-physical improvements that are intangible improvements—Act, s 6(5) 3
4	Discount for subdivided land 3
5	Valuing intangible improvements—Act, s 35A 4
6	Period for making valuation extended to 2004—Act, s 37 4
6A	Period for making valuation extended to 2005—Act, s 37 4
7	Fee for copy of valuation roll—Act, s 73 4
8	Fee for making valuation—Act, s 74 4
9	Fees 5
10	Repeal of regulation 5
Schedule 1	Fee for copy of valuation roll 6
Schedule 2	Fees 7
 Endnotes	
1	Index to endnotes 9
2	Date to which amendments incorporated 9
3	Key 9
4	Table of reprints 10
5	List of legislation 10
6	List of annotations 10

Valuation of Land Regulation 2003

[as amended by all amendments that commenced on or before 1 July 2005]

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)¹ of the Act, the percentage is 40%.

¹ 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 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) \$3784;
 - (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

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

3 Section 74 (Other valuations) of the Act

Valuation of Land Regulation 2003

- (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 \$55.90 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.

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	11.25
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 4000m ²	4.81
(b) 4000m ² or more, but less than 20ha	5.15
(c) 20ha or more, but less than 40ha	7.25
(d) 40ha or more, but less than 200ha	9.60
(e) 200ha or more	13.35

Schedule 2 Fees

section 9

	\$
1 Copy of certificate of valuation	23.05
2 Certified copy of—	
(a) an extract of an entry on a valuation roll	23.05
(b) a notice of change of ownership (including the search fee)	23.05
3 Payable by local government for—	
(a) alteration to a valuation for rates purposes (Act, ss 28(1)(a) or (b) or 30(3))	24.50
(b) making a valuation (Act, s 30(1)(a))	24.50
4 Searching for particulars contained in—	
(a) an entry held on the current valuation roll—	
(i) at an office of the department	11.55
(ii) using electronic access	9.25
(b) a notice under section 81 of the Act held on the current valuation roll—	
(i) at an office of the department	11.55
(ii) using electronic access	9.25
(c) an entry held on a valuation roll, other than the current valuation roll	18.35
(d) a notice under section 81 of the Act held on a valuation roll, other than the current valuation roll . . .	18.35
(e) an entry on a valuation roll, supplied in the form of a computer listing—	
(i) for each entry	0.69
(ii) minimum fee for each listing	87.65
5 For particulars contained in a notice under section 81 of the Act—	
(a) given in an abbreviated form—for each entry	5.85
(b) given as an entry in a copy of a monthly computer listing—	
(i) for each entry	0.69

Schedule 2 (continued)

	\$
(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	87.65

Endnotes

1 Index to endnotes

	Page
2 Date to which amendments incorporated	9
3 Key	9
4 Table of reprints	10
5 List of legislation	10
6 List of annotations	10

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 2005. 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
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.

Reprint No.	Amendments included	Effective	Notes
1	none	1 September 2003	
1A	2003 SL No. 338	12 December 2003	
1B	2004 SL No. 67	1 July 2004	
1C	2005 SL No. 103	1 July 2005	R1C withdrawn, see R2
2	—	1 July 2005	

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)

Natural Resources and Mines Legislation Amendment Regulation (No. 1) 2005 SL

No. 103 pts 1, 16

notfd gaz 3 June 2005 pp 415–9

ss 1–2 commenced on date of notification

remaining provisions commenced 1 July 2005 (see s 2)

6 List of annotations

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; 2005 SL No. 103 s 32**Fee for making valuation—Act, s 74****s 8** amd 2004 SL No. 67 s 36; 2005 SL No. 103 s 33**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; 2005 SL No. 103 s 34

SCHEDULE 2—FEES

sub 2004 SL No. 67 s 38; 2005 SL No. 103 s 34