

Queensland



VALUERS REGISTRATION ACT 1992

**Reprinted as in force on 17 February 1995
(includes amendments up to Act No. 81 of 1994)**

Reprint No. 2

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Information about this reprint

This Act is reprinted as at 17 February 1995. The reprint—

- shows the law as amended by all amendments that commenced on or before that day
- incorporates all necessary consequential amendments, whether of punctuation, numbering or another kind.

The reprint includes a reference to the law by which each amendment was made—see List of legislation and List of annotations in Endnotes.

Minor editorial changes allowed under the provisions of the Reprints Act 1992 mentioned in the following list have also been made to—

- use standard punctuation consistent with current drafting practice (s 27)
- use expressions consistent with current drafting practice (s 29)
- make all necessary consequential amendments (s 7(1)(k)).

This page is specific to this reprint. See previous reprint[s] for information about earlier changes made under the Reprints Act 1992. A Table of previous reprints is included in the Endnotes.

Also see Endnotes for information about—

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

Queensland



VALUERS REGISTRATION ACT 1992

TABLE OF PROVISIONS

Section		Page
PART 1—PRELIMINARY		
1	Short title	5
2	Commencement	5
3	Definitions	5
4	Administration of Act	6
PART 2—THE BOARD		
5	Board continued in existence	6
6	Membership	6
7	Assistant members	7
8	Panel of nominees	7
9	Tenure of office	7
10	Eligibility for appointment	7
11	Casual vacancy	8
12	Removal from office	8
13	Casual appointment	9
14	Assistant member may act as Board member	9
15	Who may act as member in absence of chief executive's nominee	9
16	Chairperson	9
17	Officers of Board	10
18	Meetings of Board	10
19	Disclosure of interest	10
20	Special meetings	11
21	Quorum	11
22	Protection of members etc. from liability	12

Valuers Registration Act 1992

23	Validity of acts	12
24	Remuneration	12
25	Funds	12

PART 3—REGISTRATION*Division 1—Registered valuers*

26	Register	13
27	Inspection of register	13
28	Publication of names of registered valuers	13
29	Applications for registration	13
30	Qualifications for registration	14
31	Attendance before Board of applicant	14
32	Entries in register	14
33	Notice of Board's decision	15
34	Certificate to be issued on registration	15
35	Replacement and return of certificate	15
36	Annual roll fee	16
37	Removal from and alteration of register	16
38	Effect of removal from register	16
39	Cancellation of registration	17
40	Restoration of registration	17
41	Unauthorised dealing with register	18
42	Waiver of fee	18

Division 2—Specialist retail valuers

42A	List of specialist retail valuers	18
42B	Valuers may apply to be recorded as specialist retail valuers	18
42C	Grant of application	19
42D	Refusal of application	19
42E	Failure to decide application	19
42F	Inspection of list	19
42G	Removal of name from list	20
42H	Disciplinary charges against specialist retail valuers	20

PART 4—COMPLAINTS AND DISCIPLINE

43	Complaints	21
44	Board may authorise investigation	21
45	Powers of investigator	21
46	Entry and search—evidence of offences	22
47	General powers of investigator in relation to places	24
48	Warrants	25
49	Charge of offence may be laid	25
50	Disciplinary charge may be laid	26
51	Proceedings	26
52	Records	27
53	Procedure	27
54	Representation	27
55	Powers of committee	27
56	Inspection of documents	28
57	Offences—proceedings	28
58	Self incrimination	29
59	Committee may order cancellation of registration, etc.	29
60	Effect of removal and suspension	30
61	Appeals	30

PART 5—MISCELLANEOUS

62	False statements	32
63	Practice of unregistered valuer prohibited	33
64	Proceedings on behalf of Board	33
65	Evidentiary provisions	34
66	Regulations	34
67	Specialist retail valuers	34
70	Savings and transitional	35
71	References to repealed Act	36

ENDNOTES

1	Index to Endnotes	37
2	Date to which amendments incorporated	37
3	Table of earlier reprints	37
4	Tables in earlier reprints	37
5	List of legislation	38
6	List of annotations	38

VALUERS REGISTRATION ACT 1992

[as amended by all amendments that commenced on or before 17 February 1995]

An Act relating to the registration of valuers, and for related purposes

PART 1—PRELIMINARY

Short title

1. This Act may be cited as the *Valuers Registration Act 1992*.

Commencement

2. This Act commences on a day to be fixed by proclamation.

Definitions

3. In this Act—

“**appointed member**” means a member appointed under section 6(1)(b).

“**assistant member**” means a person appointed under section 7 as an assistant member of the Board.

“**Board**” means the Valuers Registration Board of Queensland.

“**chairperson**” means the chairperson of the Board.

“**commencing day**” means the day fixed under section 2.

“**committee**” means a committee appointed under section 50.

“**investigator**” means a person authorised under section 44 to conduct an investigation on behalf of the Board.

“**member**” means a member of the Board.

“register” means the Register of Valuers of Queensland kept under this Act.

“registered valuer” means a valuer registered under this Act.

“specialist retail valuer” means a person whose name is recorded on the list of specialist retail valuers kept under section 42A (List of specialist retail valuers).

“valuer” means a person who, in any capacity, holds himself or herself out as ready to make a valuation of land.

Administration of Act

4. Subject to the Minister, the Board administers this Act.

PART 2—THE BOARD

Board continued in existence

5. The Valuers Registration Board of Queensland established under the *Valuers Registration Act 1965* is, by this section, continued in existence under the name Valuers Registration Board of Queensland.

Membership

6.(1) The Board consists of the following members—

- (a) a nominee, who is a valuer, of the chief executive; and
- (b) 2 registered valuers, 1 of whom is to be appointed from names submitted by the Australian Institute of Valuers and Land Economists under section 8.

(2) The members mentioned in subsection (1)(b) are to be appointed by the Governor in Council, by Gazette notice.

Assistant members

7. The Governor in Council may, by Gazette notice, appoint 2 assistant members—

- (a) 1 of whom is to be a registered valuer appointed from names submitted by the Australian Institute of Valuers and Land Economists under section 8; and
- (b) the other of whom is to be a registered valuer appointed from names submitted by the Real Estate Institute of Queensland under section 8.

Panel of nominees

8.(1) The submission of names of persons under section 6 and 7 is to be made within the time and in the way determined by the Minister.

(2) The persons named must live in Queensland.

(3) If an Institute fails to make a submission within the time and in the way determined by the Minister, the Governor in Council may appoint as a member or an assistant member any person who is otherwise qualified to be appointed under section 6 or 7.

Tenure of office

9. An appointment as an appointed member or assistant member—

- (a) begins on the day specified in the Gazette notice or, if no day is specified, on the day of publication of the notice; and
- (b) is for a term of 3 years or such shorter period as is specified in the notice.

Eligibility for appointment

10. A person is not eligible to become an appointed member or assistant member if—

- (a) the person is bankrupt or is otherwise taking advantage of the laws in force relating to bankruptcy; or

- (b) the person has been convicted of an indictable offence (whether in Queensland or elsewhere).

Casual vacancy

11.(1) The office of an appointed member or assistant member becomes vacant if the member or assistant member—

- (a) dies; or
- (b) ceases to be eligible to become a member or assistant member; or
- (c) resigns from office by signed notice given to the Minister; or
- (d) is removed from office by the Governor in Council under section 12.

(2) A resignation takes effect on the day on which the notice of resignation is given to the Minister or, if a later day is specified in the notice for its operation, that day.

Removal from office

12.(1) The Governor in Council may, by Gazette notice, remove an appointed member or assistant member if—

- (a) the member or assistant member is unable to perform the duties of office because of mental or physical incapacity; or
- (b) the member or assistant member is guilty of misconduct; or
- (c) the member or assistant member is absent, without prior leave granted by the Board and without reasonable excuse, from 3 consecutive meetings of the Board or a committee of which due notice has been given to the member or assistant member; or
- (d) the member or assistant member ceases to be a registered valuer.

(2) For the purposes of subsection (1)(c), attendance of an appointed member or an assistant member at the time and place appointed for a meeting of the Board or a committee is taken to constitute presence at a meeting even though, because of the lack of a quorum, the meeting does not take place.

Casual appointment

13.(1) If a vacancy happens in the office of an appointed member or assistant member, the Governor in Council may, under section 6 or 7, appoint a qualified person to the office for the balance of the predecessor's term of appointment.

(2) If otherwise qualified, a person appointed under subsection (1) is eligible for reappointment.

Assistant member may act as Board member

14. The chairperson may authorise an assistant member to act as a member—

- (a) during any period, or all periods, when an appointed member is unable, for any reason, to perform the duties of office; or
- (b) during a vacancy in the office.

Who may act as member in absence of chief executive's nominee

15.(1) The chief executive may authorise a valuer who is an officer of the department to act as a member—

- (a) during any period, or all periods, when the chief executive's nominee is unable, for any reason, to perform the duties of office; or
- (b) during a vacancy in the office.

(2) If the nominee is chairperson, the officer is not to act as chairperson unless authorised to act under section 16(3).

Chairperson

16.(1) In every appointment of the whole number of appointed members, the Governor in Council is to appoint a member to be chairperson.

(2) If a vacancy happens in the office of chairperson, the Governor in Council may, by Gazette notice, appoint another member to the vacant office.

(3) If the chairperson is not present at a meeting of the Board, the

member appointed by the members present at the meeting may act as chairperson.

(4) A member acting as chairperson may perform the functions and exercise the powers of the chairperson.

Officers of Board

17.(1) The Board may appoint a secretary to the Board and other officers as are necessary for the effectual administration of this Act.

(2) The *Public Service Management and Employment Act 1988* does not apply to a person appointed under subsection (1).

(3) Despite subsection (2), an officer of the department may be appointed and hold office as an officer of the Board in conjunction with any other office in the public service.

(4) The Board must not act under subsection (3) without the approval of the chief executive of the department.

Meetings of Board

18.(1) The Board is to meet as often as is necessary for the efficient conduct of its business.

(2) The secretary must give at least 7 days notice of the day and time of a meeting to members.

(3) The Board is to exercise its powers and perform its functions by majority vote.

(4) A member who abstains from voting is taken to have voted in the negative.

(5) If the vote on a question is equal, the chairperson has a casting vote.

(6) The members may adjourn a meeting from time to time.

Disclosure of interest

19.(1) A member who has a direct or indirect pecuniary interest in a matter being considered, or about to be considered, by the Board must, as soon as possible after the relevant facts come to the member's knowledge,

disclose the interest to a meeting of the Board.

(2) The disclosure is to be recorded in the minutes of the meeting, and, unless the Board otherwise determines, the member concerned must not—

- (a) be present during the consideration by the Board of the matter in question; and
- (b) take part in any decision of the Board in respect of the matter.

(3) A member who makes a disclosure must not—

- (a) be present during any deliberation by the Board as to whether to make a determination under subsection (2) in respect of the member; and
- (b) take part in the making by the Board of such a determination.

Special meetings

20.(1) The chairperson may, and on the request of a member must, convene a special meeting.

(2) If the chairperson does not convene a special meeting that has been requested within 10 days of the request, the member who requested the meeting may convene the meeting.

(3) The secretary is to give notice of the time and place of a special meeting and the business to be transacted at the meeting to members.

(4) Business other than that stated in the notice is not to be transacted at the meeting.

Quorum

21.(1) A quorum at a meeting or special meeting of the Board is 2 members.

(2) If a quorum is not present within 15 minutes after the time when the meeting is to be held, the meeting is taken to be adjourned to a time and day, not later than 7 days after the adjournment, determined by the secretary.

(3) If a meeting is adjourned because a quorum is not present, the secretary is to enter the name of the member who is present in the minute book.

Protection of members etc. from liability

22.(1) A member, assistant member or an officer of the Board incurs no civil liability for an act or omission done or omitted to be done honestly and without negligence under, or for the purposes of, this Act.

(2) A liability that would, but for this section, attach to a person attaches to the State.

Validity of acts

23. A proceeding of the Board is not invalidated merely because of a defect in the qualification, appointment or membership of any member.

Remuneration

24. Members and assistant members are to be paid such fees and allowances as are approved by the Governor in Council.

Funds

25.(1) All amounts received by or on behalf of the Board must be paid into and form part of the funds of the Board.

(2) Expenses of and incidental to the administration of this Act must be paid from the funds of the Board.

(3) Funds that are not immediately required for the administration of this Act may be applied to such objects and purposes as appear to the Board calculated to advance the principles, standards or practice of land valuation.

PART 3—REGISTRATION

Division 1—Registered valuers

Register

26.(1) The Board is to keep a register to be called the Register of Valuers of Queensland in such form as it thinks fit.

(2) The register is to be in the custody of the secretary.

(3) The secretary is to record in the register the name and other particulars of registered valuers.

Inspection of register

27. A person may, on payment of the prescribed fee, inspect the register at the office of the Board.

Publication of names of registered valuers

28. The Board must publish in the Gazette a copy of the register as at 1 January in each year.

Applications for registration

29.(1) An application to be registered as a valuer is to be—

- (a)** made to the Board in a form approved by the Board; and
- (b)** supported by such evidence as the Board may require; and
- (c)** accompanied by the prescribed fee.

(2) The applicant must give notice of the application in a newspaper circulating throughout the State.

(3) The notice is to be in a form approved by the Board and must state that objection to the application may be lodged with the secretary on or before the day specified in the notice.

(4) If a person objects to the application, the Board is to consider the

objection and may ask the applicant to furnish any additional information that the Board considers necessary.

(5) The Board must approve or refuse the application.

Qualifications for registration

30. The Board is to register a person as a valuer if the person makes application under section 29 and satisfies the Board that the person—

- (a) is of good fame and character and is a fit and proper person to be registered as a valuer; and
- (b) either—
 - (i) holds a certificate of competence recognised by the Board and issued by a prescribed institute of valuers; or
 - (ii) has passed an examination approved by the Board; and
- (c) has had sufficient practical experience over a period of at least 5 years since starting an approved course of study to enable the person to competently value land in Queensland.

Attendance before Board of applicant

31.(1) The Board may require an applicant for registration—

- (a) to give to the Board, orally or in writing, further information relating to the application; and
- (b) to attend before the Board for the purpose of giving information relating to the application.

(2) If the applicant fails to give information or to attend as required, the Board may refuse the application.

Entries in register

32. Registration is effected by entering in the register—

- (a) the name of the person; and
- (b) the person's place of business or, if there is no such place, the person's place of residence; and

- (c) the person's qualifications; and
- (d) any other particulars that are prescribed or that the Board considers necessary.

Notice of Board's decision

33.(1) The secretary must give written notice to the applicant of the Board's decision on an application for registration.

(2) If the application is refused, the notice must state the reasons for refusal and inform the applicant that the applicant may appeal against the refusal under section 61.

Certificate to be issued on registration

34.(1) When the Board first registers a person as a valuer, the secretary must issue a certificate of registration to the person on payment of the annual roll fee determined under subsection (2) and any other prescribed fee.

(2) The amount of the annual roll fee that is to be paid when the Board first registers a person as a valuer is the prescribed roll fee payable to the Board for the year of registration, reduced by an amount equal to one-twelfth of the fee for each whole month of the year that has expired on the day of registration.

(3) For the purposes of subsection (2), a whole month is taken to have expired if registration is effected after the 15th day of the month.

(4) A certificate is evidence that the person named in the certificate was registered as a valuer on the day specified in the certificate.

Replacement and return of certificate

35.(1) If the secretary is satisfied that a certificate issued to a registered valuer has been lost, stolen or destroyed, the secretary may issue to the person a duplicate certificate on payment of the prescribed fee.

(2) If a person ceases to be a registered valuer, the Board may by written notice require the person to deliver the person's certificate of registration to the secretary within 14 days of service of the notice on the person.

(3) The person must comply with the notice unless the person has reasonable excuse for failing to do so.

Maximum penalty—20 penalty units.

Annual roll fee

36.(1) Before 1 November in each year, a registered valuer must pay to the Board the prescribed roll fee for the following year.

(2) A registered valuer who pays the roll fee after 31 October must pay the prescribed late fee.

(3) If a registered valuer does not pay the roll fee and the late fee before 31 December, the valuer's registration is cancelled and the secretary must remove the person's name and other particulars from the register.

(4) If a person's registration is cancelled under subsection (3), the Board must restore the registration if the person makes written application to the Board before the end of the year for which the roll fee was payable and pays the roll fee, the late fee and the prescribed restoration fee.

Removal from and alteration of register

37.(1) A registered valuer must give written notice to the Board of any change in the particulars entered in the register within 30 days after the change happens.

(2) The Board is to remove from the register particulars of a valuer who has died or has, in writing, requested the removal.

(3) The Board may make such other alterations to particulars in the register as are necessary for the register to be an accurate record of the prescribed particulars of valuers.

Effect of removal from register

38. A person whose name and other particulars are removed from the register ceases to be a registered valuer.

Cancellation of registration

39.(1) The Board may order that a valuer's registration be cancelled if—

- (a) in the Board's opinion, the valuer does not possess the qualifications entitling the valuer to registration; or
- (b) the valuer is mentally or physically incapable of managing the valuer's own affairs; or
- (c) the valuer has been convicted of an indictable offence (whether in Queensland or elsewhere); or
- (d) the valuer is guilty of misconduct in a professional respect.

(2) The Board must not act under subsection (1) unless the Board has given the valuer a written notice that—

- (a) sets out the reasons for the proposed cancellation; and
- (b) gives the valuer 30 days in which to make oral or written submissions to the Board in relation to the reasons.

(3) If the Board cancels a valuer's registration under this section, the Board must give the valuer a written notice that sets out the Board's decision and inform the valuer that the person may appeal against the order under section 61.

Restoration of registration

40.(1) A person whose particulars are removed from the register under section 37 may make written application to the Board for restoration of the registration.

(2) An application under subsection (1) is to be accompanied by the prescribed fee.

(3) If the Board is satisfied that the person is qualified to be registered the Board is to give effect to the application.

(4) When the Board restores a person's registration as a valuer and the roll fee for the year has not been paid, the roll fee that is to be paid to the Board is to be reduced by an amount equal to one-twelfth of the fee for each whole month of the year that has expired on the day of restoration.

(5) For the purposes of subsection (4), a whole month is taken to have expired if registration is effected after the 15th day of the month.

Unauthorised dealing with register

41. Unless otherwise authorised by this Act, a person must not—

- (a) make an entry in the register; or
- (b) alter an entry in the register; or
- (c) remove a name or other particulars from the register; or
- (d) restore a name or other particulars to the register.

Maximum penalty—50 penalty units.

Waiver of fee

42. Despite any other provision of this Act, the Board may waive the whole or part of a fee payable on an application for registration or restoration of a name to the register, or the issue of a certificate, if it appears to the Board just to do so.

Division 2—Specialist retail valuers

List of specialist retail valuers

42A.(1) The Board must keep a list of specialist retail valuers.

(2) The list must be kept separate from the register.

Valuers may apply to be recorded as specialist retail valuers

42B.(1) An individual who is a registered valuer may apply to the Board to be recorded as a specialist retail valuer.

(2) The application must be in the form approved by the Board and accompanied by the fee prescribed by regulation.

Grant of application

42C.(1) If the Board is satisfied the applicant has enough experience in retail rental valuation, it must—

- (a) approve the application and record the applicant's name on the list of specialist retail valuers; and
- (b) give written notice to the applicant of the recording of the applicant's name on the list.

(2) However, the Board may limit the applicant's authority to make determinations of current market rents under this Act to particular areas of the State.

(3) If the Board limits the applicant's authority, the Board must—

- (a) specify the limitation and the reasons for the limitation in its notice to the applicant under subsection (1)(b); and
- (b) note the limitation on the list.

Refusal of application

42D. If the Board is not satisfied the applicant has enough experience in retail rental valuation it must—

- (a) refuse the application; and
- (b) give written notice to the applicant of the refusal and the grounds on which the Board decided the applicant does not have the experience.

Failure to decide application

42E. If the Board fails to decide an application within the time mentioned in section 42C (Board to decide applications), the failure is taken to be a decision to refuse the application at the end of the time.

Inspection of list

42F.(1) The Board must—

- (a) keep the list of specialist retail valuers open for inspection by

members of the public during office hours on business days at the Board's office; and

- (b) permit a person to take extracts from the list or, on payment of the appropriate fee by a person, give the person a copy of the list or part of it.

(2) The fee for a copy of the list or part of it is the amount that—

- (a) the Board considers to be reasonable; and
- (b) is not more than the reasonable cost of making the copy.

Removal of name from list

42G.(1) If the Board removes a specialist retail valuer's name from the register, the Board must also remove the person's name from the list of specialist retail valuers.

(2) The person ceases to be a specialist retail valuer on removal of the person's name from the list.

Disciplinary charges against specialist retail valuers

42H.(1) This section applies if the Board suspects on reasonable grounds that a specialist retail valuer has—

- (a) knowingly contravened section 28(3) (Rent review on basis of current market rent) of the *Retail Shop Leases Act 1994*; or
- (b) contravened section 29 (Matters to be considered by specialist retail valuers) or 32 (Valuer to give determination to lessor and lessee) of the *Retail Shop Leases Act 1994*.

(2) Part 4 (Complaints and Discipline), applies to the contravention as if the valuer had contravened a prescribed code of professional conduct.

PART 4—COMPLAINTS AND DISCIPLINE

Complaints

43.(1) A person who is aggrieved by the conduct of a registered valuer may complain to the Board.

(2) A complaint must be in writing.

Board may authorise investigation

44.(1) The Board may—

- (a) on a complaint made under section 43 or of its own initiative, authorise a person who is not a member or an assistant member to carry out an investigation of conduct of a registered valuer on behalf of the Board; or
- (b) if it suspects on reasonable grounds that a registered valuer has contravened a prescribed code of professional conduct—authorise a person who is not a member or an assistant member to carry out an investigation in relation to the suspected contravention on behalf of the Board; or
- (c) if it suspects on reasonable grounds that a person who is not a registered valuer has contravened section 63—authorise a person who is not a member or an assistant member to carry out an investigation in relation to the suspected contravention on behalf of the Board.

(2) The investigator must give the Board a written report on the investigation.

(3) The Board must not authorise the investigation of a complaint that in its opinion is frivolous or vexatious.

Powers of investigator

45.(1) An investigator may, if it is reasonably necessary for the purposes of the investigation concerned, by written notice given to a person, require the person—

Valuers Registration Act 1992

- (a) to attend before the investigator, at a reasonable time and place specified in the notice, and there and then answer any questions; and
- (b) to produce to the investigator, at a reasonable time and place specified in the notice, a document or thing in the person's custody or under the person's control.

(2) If the document or thing is produced to the investigator, the investigator may—

- (a) examine the document or thing; and
- (b) make copies of, or take extracts from the document or photograph the thing; and
- (c) if the investigator reasonably considers it necessary to do so—keep the document or thing for 60 days or, if a prosecution for an offence against this Act of which the document or thing may afford evidence is instituted within that period, until the completion of the proceeding for the offence and of any appeal from the decision in relation to the proceeding.

(3) While the investigator has possession of the document the investigator must allow it to be inspected at any reasonable time by a person who would be entitled to inspect it if it were not in the investigator's possession.

(4) A person who, without reasonable excuse, fails to comply with a requirement under subsection (1) to the extent that the person is capable of doing so commits an offence.

Maximum penalty—20 penalty units.

(5) It is a reasonable excuse for a person to fail to comply with a requirement under subsection (1) if complying with the requirement might tend to incriminate the person.

Entry and search—evidence of offences

46.(1) Subject to subsection (3), if an investigator has reasonable grounds for suspecting that there is in a place a particular thing (“**the evidence**”) that may afford evidence of the commission of an offence against this Act, the investigator may—

Valuers Registration Act 1992

- (a) enter the place; and
- (b) exercise the powers set out in section 47.

(2) If the investigator enters the place and finds the evidence, the following provisions have effect—

- (a) the investigator may seize the evidence;
- (b) the investigator may keep the evidence for 60 days or, if a prosecution for an offence against this Act in the commission of which the evidence may have been used or otherwise involved is instituted within that period, until the completion of the proceeding for the offence and of any appeal from the decision in relation to the proceeding;
- (c) if the evidence is a document—while the investigator has possession of the document, the investigator may take extracts from and make copies of the document, but must allow the document to be inspected at any reasonable time by a person who would be entitled to inspect it if it were not in the investigator's possession.

(3) The investigator must not enter the place or exercise a power under subsection (1) unless—

- (a) the occupier of the place consents to the entry or exercise of the power; or
- (b) a warrant under section 48 that was issued in relation to the evidence authorises the entry or exercise of the power.

(4) If, while searching the place under subsection (1) under a warrant under section 48, the investigator—

- (a) finds a thing that the investigator believes, on reasonable grounds to be—
 - (i) a thing (other than the evidence) that will afford evidence of the commission of the offence mentioned in subsection (1); or
 - (ii) a thing that will afford evidence of the commission of another offence against this Act; and
- (b) the investigator believes, on reasonable grounds, that it is

necessary to seize the thing to prevent—

- (i) its concealment, loss or destruction; or
- (ii) its use in committing, continuing or repeating the offence mentioned in subsection (1) or the other offence, as the case may be;

subsection (2) applies to the thing as if it were the evidence.

(5) An investigator who seizes or damages anything under this section must give written notice of particulars of the thing or damage.

(6) The notice must be given to—

- (a) if anything is seized—the person from whom the thing was seized; or
- (b) if damage is caused to anything—the person who appears to the investigator to be the owner.

General powers of investigator in relation to places

47.(1) The powers an investigator may exercise under section 46(1)(b) in relation to a place are as follows—

- (a) to search any part of the place;
- (b) to inspect, examine or photograph anything in the place;
- (c) to take extracts from, and make copies of, any documents in the place;
- (d) to take into the place such equipment and materials as the investigator reasonably requires for the purpose of exercising any powers in relation to the place;
- (e) to require the occupier or any person in the place to give to the investigator reasonable assistance in relation to the exercise of the investigator's powers mentioned in paragraphs (a) to (d).

(2) A person who, without reasonable excuse, fails to comply with a requirement under subsection (1)(e) to the extent that the person is capable of doing so commits an offence.

Maximum penalty—20 penalty units.

(3) It is a reasonable excuse for a person to fail to comply with a

requirement under subsection (1)(e) if complying with the requirement might tend to incriminate the person.

Warrants

48.(1) An investigator may apply to a Magistrate for a warrant under this section in relation to a particular place.

(2) Subject to subsection (3), the Magistrate may issue the warrant if the Magistrate is satisfied, by information on oath, that there are reasonable grounds for suspecting that there is, or there may be within the next 72 hours, in the place a particular thing (“**the evidence**”) that may afford evidence relevant to the investigator’s investigation.

(3) If the Magistrate requires further information concerning the grounds on which the issue of the warrant is being sought, the Magistrate must not issue the warrant unless the investigator has given the information to the Magistrate in the form (either orally or by affidavit) that the Magistrate requires.

(4) The warrant must—

- (a) authorise the investigator, with such assistance and by such force as is necessary and reasonable—
 - (i) to enter the place; and
 - (ii) to exercise the powers set out in section 47; and
 - (iii) to seize the evidence; and
- (b) state whether the entry is authorised to be made at any time of the day or night or during specified hours of the day or night; and
- (c) specify the day (not more than 7 days after the issue of the warrant) on which the warrant ceases to have effect; and
- (d) state the purpose for which the warrant is issued.

Charge of offence may be laid

49. If, after considering an investigator’s report, the Board considers that a prima facie case of an offence against section 63 has been made out against a person, the Board may commence proceedings under section 64.

Disciplinary charge may be laid

50.(1) If the investigator considers that a prima facie case is made out against a registered valuer, the investigator may charge the person with—

- (a) misconduct in a professional respect; or
- (b) incompetence or negligence in the person's performance as a valuer.

(2) The charge and a copy of the investigator's report is to be given to the Board and to the person charged.

(3) The Board is to appoint a committee to consider the investigator's report.

(4) The committee is to consist of the members and the assistant members.

(5) The committee may—

- (a) take disciplinary action against the person charged; or
- (b) take no further action.

(6) If the committee acts under—

- (a) subsection (5)(a)—the committee must—
 - (i) start proceedings against the person charged; and
 - (ii) notify the person charged of the day, time and place of the proceeding; or
- (b) subsection (5)(b)—the committee must—
 - (i) order the Board to take no further action in relation to the matter; and
 - (ii) notify the person charged of the committee's decision.

Proceedings

51.(1) A proceeding of a committee is open to the public only if—

- (a) the committee so determines; or
- (b) the registered valuer concerned so requires.

(2) In a proceeding, the investigator is entitled to give evidence, in a way

acceptable to the committee, of the findings and the investigator's opinions based on the findings.

Records

52. A committee must keep a record of its proceedings.

Procedure

53.(1) A proceeding before a committee is to be conducted with as little formality and technicality, and with as much speed, as a proper consideration of the matters before the committee permits.

(2) In a proceeding, a committee is not bound by the rules of evidence but may inform itself of any matter in any way that it considers appropriate.

(3) A committee must observe the rules of natural justice.

(4) Subject to subsections (1) to (3), the chairperson may give directions as to the procedure to be followed in a proceeding.

Representation

54. Without limiting section 53(3), in the conduct of a proceeding, a committee must give the registered valuer charged a reasonable opportunity of defending all allegations either in person or by counsel or solicitor.

Powers of committee

55.(1) In a proceeding, a committee may—

- (a) by written notice, require a person to attend before the committee at a specified time and place—
 - (i) to give evidence; or
 - (ii) to produce a specified document or thing; and
- (b) require a person appearing before the committee to give evidence either to take an oath or make an affirmation and, for that purpose, the chairperson may administer an oath or affirmation; and
- (c) proceed in the absence of the person charged if the person has had

reasonable notice of the proceeding.

(2) The committee may adjourn the proceeding from time to time.

(3) The oath or affirmation to be taken or made by a person for the purposes of this section is an oath or affirmation that the evidence that the person gives will be true.

Inspection of documents

56.(1) If a document or thing is produced to a committee, the committee may—

- (a) examine the document or thing; and
- (b) make copies of, or take extracts from, the document or photograph the thing if it is relevant to the proceeding.

(2) A committee may, for the purposes of a proceeding, take possession of and retain for as long as is reasonably necessary, a document or thing produced to the committee.

(3) While it retains possession of a document or thing, the committee must permit the document or thing to be inspected at any reasonable time by a person who would be entitled to inspect it if it were not in the committee's possession.

Offences—proceedings

57.(1) A person served, as prescribed, with a notice under section 55(1)(a) must not fail, without reasonable excuse—

- (a) to attend a proceeding as required by the notice; or
- (b) to appear from time to time in the course of the proceeding as required by the chairperson of a committee; or
- (c) to produce a document or thing that is specified in the notice.

Maximum penalty—20 penalty units.

(2) A person appearing as a witness in a proceeding must not fail, without reasonable excuse—

- (a) to be sworn or to make an affirmation; or

- (b) to answer a question that the person is required to answer by the chairperson.

Maximum penalty—20 penalty units.

Self incrimination

58. A person is not required—

- (a) to produce to a committee a document or thing; or
- (b) to answer a question asked by a member of a committee;

if producing the document or thing, or answering the question, might tend to incriminate the person.

Committee may order cancellation of registration, etc.

59.(1) If a committee finds a registered valuer guilty of the charge made against the person, the committee may—

- (a) admonish or reprimand the valuer; or
- (b) order the valuer to give an undertaking to abstain from specified conduct; or
- (c) order the valuer to pay to the Board a penalty of an amount equal to not more than 100 penalty units; or
- (d) order that the valuer's registration be suspended for up to 12 months; or
- (e) order that the valuer's registration be cancelled.

(2) If a committee makes an order under subsection (1)(e), the Board is to remove from the register the name and other particulars of the valuer.

(3) A committee may order the valuer to pay to the Board the amount of the costs of and incidental to the proceeding, including the cost of the investigation that preceded the proceeding.

(4) If a committee makes an order under subsection (1)(c), the order may contain a direction that the valuer's registration be suspended for a specified period if the valuer fails to pay the penalty within a specified time.

(5) If the valuer does not pay the amount ordered within the time

specified, the valuer's registration is suspended for the period specified in the direction.

Effect of removal and suspension

60.(1) A person whose name and other particulars are removed from the register under section 59 ceases to be a registered valuer.

(2) A person whose registration is suspended under section 59 is, during the suspension, taken not to be a registered valuer.

Appeals

61.(1) A person aggrieved by—

- (a) a refusal by the Board of the person's application for registration as a valuer; or
- (b) a refusal by the Board to restore the person's name and other particulars to the register; or
- (c) an admonition, reprimand or other order of a committee; or
- (d) a refusal by the Board of the person's application to be recorded as a specialist retail valuer; or
- (e) a decision by the Board to limit the person's authority as a specialist retail valuer to particular areas of the State; or
- (f) a decision by the Board to remove the person's name from the list of specialist retail valuers;

may appeal against the decision to a District Court Judge at Brisbane whose decision must be given effect by the Board.

(2) The appeal—

- (a) must be instituted—
 - (i) within 28 days after the person receives notice of the decision; and
 - (ii) by filing a notice of appeal in the registry of the District Court at Brisbane; and
 - (iii) by complying with the rules of court applicable to such

Valuers Registration Act 1992

appeals; and

- (b) must be conducted in accordance with the rules of court applicable to such appeals or, if the rules make no provision or insufficient provision, in accordance with the directions of a District Court Judge; and
- (c) is by way of re-hearing on the material before the Board or committee or, if the Judge hearing the appeal so orders, on material submitted on the appeal, or on both.

(3) The Judge may—

- (a) if the appeal is made under subsection (1)(a)—
 - (i) allow the appeal and order the Board to register the person as a valuer; or
 - (ii) dismiss the appeal; or
- (b) if the appeal is made under subsection (1)(b)—
 - (i) allow the appeal and order the Board to restore the person's name and other particulars to the register; or
 - (ii) dismiss the appeal; or
- (c) if the appeal is made under subsection (1)(c)—
 - (i) allow the appeal; or
 - (ii) allow the appeal and make any other order that a committee may make under section 59(1)(a) to (d), (3) or (4); or
 - (iii) dismiss the appeal; or
- (d) if the appeal is made under subsection (1)(d)—
 - (i) allow the appeal and order the Board to record the person as a specialist retail valuer; or
 - (ii) dismiss the appeal; or
- (e) if the appeal is made under subsection (1)(e)—
 - (i) allow the appeal and order the Board to record the person as a specialist retail valuer—
 - (A) without limit on the person's authority to particular areas of the State; or

- (B) with a substituted limit on the person's authority to particular areas of the State; or
- (ii) dismiss the appeal; or
- (f) if the appeal is made under subsection (1)(f)—
 - (i) allow the appeal and order the Board to restore the person's name and other particulars to the list of specialist retail valuers; or
 - (ii) dismiss the appeal.

(4) Rules of court may be made under the *District Courts Act 1967* with respect to the institution, conduct and disposal of appeals under this section.

(5) If on appeal an order is made for payment of a monetary penalty by the appellant, the payment is to be made to the Board and, for purposes of enforcement, the order is taken to be an order of the committee.

PART 5—MISCELLANEOUS

False statements

62. A person must not—

- (a) make a statement to the Board that the person knows is false or misleading in a material particular; or
- (b) omit from a statement made to the Board anything without which the statement is, to the person's knowledge, misleading in a material particular; or
- (c) give to the Board a document containing information that the person knows is false, misleading or incomplete in a material particular without, at the same time—
 - (i) indicating that the document is false, misleading or incomplete and the respect in which it is false, misleading or incomplete; and
 - (ii) giving correct information if the person has, or can

reasonably obtain, the correct information.

Maximum penalty—50 penalty units.

Practice of unregistered valuer prohibited

63.(1) Subject to subsections (2) and (3), a person who is not a registered valuer must not—

- (a) hold himself or herself out as being a registered valuer; or
- (b) carry on or attempt to carry on the business of a registered valuer; or
- (c) take, use or exhibit a name, letter, word, title, description or symbol that, either alone or in the circumstances in which it is taken—
 - (i) is capable of being reasonably understood to indicate; or
 - (ii) is intended by the person to indicate;

that the person is a registered valuer or is entitled to carry on the business of a registered valuer.

Maximum penalty—100 penalty units.

(2) If the person is a body corporate, an offence against subsection (1) is not committed if at least 1 director or member of the board of management of the body corporate or an employee of the body corporate is a registered valuer.

(3) It is not an offence against subsection (1) for a person who is an architect, engineer or quantity surveyor to make cost assessments or cost estimates in relation to a building, structure or improvement in the course of the person's professional duties.

Proceedings on behalf of Board

64.(1) A proceeding in a court in the name of the Board may be instituted by the chairperson, the secretary or a person authorised by the chairperson.

(2) All penalties ordered to be paid in respect of offences against this Act are payable to the Board.

(3) All fees payable to the Board under this Act, and all penalties and costs ordered by a committee to be paid to the Board under this Act, constitute debts due to the Board and may be recovered in a court having jurisdiction for the recovery of debts up to the amount concerned.

Evidentiary provisions

65. In a proceeding for the purposes of this Act—

- (a) a certificate purporting to be signed by the secretary that a person named in the certificate—
 - (i) was or was not at a time or for a period specified in the certificate a registered valuer; or
 - (ii) was removed from the register on a date specified in the certificate; or
 - (iii) was suspended for a period specified in the certificate; is evidence of the fact stated in the certificate; and
- (b) it is not necessary to prove—
 - (i) the authority of the person who instituted the proceeding; or
 - (ii) the appointment of a member of the Board.

Regulations

66.(1) The Governor in Council may make regulations for the purposes of this Act.

(2) A regulation may prescribe a code of professional conduct for valuers.

Specialist retail valuers

67.(1) *In this section—*

“valuers’ list” means the list of specialist retail valuers kept under the *Retail Shop Leases Act 1984*.

(2) *The valuers’ list subsisting immediately before the commencement of*

this section is taken to be the list of specialist retail valuers kept under this Act.

(3) A person whose name is included on the valuers' list immediately before the commencement of this section is taken to be recorded on the list of specialist retail valuers kept under this Act.

*(4) This section expires on the day it commences.**

Savings and transitional

70.(1) A person registered as a valuer under the repealed Act immediately before the commencing day is taken to be registered as a valuer under this Act.

(2) The Register of Valuers of Queensland kept under the repealed Act and existing immediately before the commencing day, is taken to be the Register of Valuers of Queensland kept under this Act.

(3) For the purposes of the constitution of the Board continued in existence under section 5, the persons appointed to and holding office under the repealed Act immediately before the commencing day are taken to be the appointed members until the end of the term for which they were appointed under the repealed Act.

(4) On the commencing day—

- (a)** an application for registration under the repealed Act as a valuer that is not disposed of before that day is, subject to subsection (6), to be treated as an application duly made to the Board for registration under this Act as a valuer; and
- (b)** a proceeding by way of disciplinary action against a person registered under the repealed Act as a valuer that is not disposed of before that day is to be continued and disposed of under that Act; and
- (c)** a proceeding by way of an appeal instituted under section 21 of the repealed Act by a person registered as a valuer under that Act that is not disposed of before that day may be continued and

* This provision has expired and is included in this reprint for informational purposes only. It will be omitted in the next reprint.

Valuers Registration Act 1992

disposed of under this Act; and

- (d) an amount by way of penalty or costs that was payable to The Valuers Registration Board of Queensland under an order made under section 20 of the repealed Act is payable to, and recoverable by the Board, as if the order were an order of a committee under this Act.

(5) If—

- (a) a person's name and other particulars were removed from the Register of Valuers of Queensland kept under the repealed Act under a direction given under section 19 or 20 of that Act; and
- (b) the time allowed for instituting an appeal under section 21 of that Act has not expired; and
- (c) no appeal has been instituted;

the person may, before the end of that time, appeal against that order under section 61 as if it were an order of a committee made under section 59.

(6) A person who—

- (a) started a course of study before 1 January 1992; and
- (b) satisfies the requirements of provision 2 of section 13 of the repealed Act;

is taken to comply with the requirements of section 30 of this Act.

(7) In this section—

“repealed Act” means the *Valuers Registration Act 1965*.

References to repealed Act

71. A reference in an Act or document to the *Valuers Registration Act 1965* is taken to be a reference to this Act.

ENDNOTES**1 Index to Endnotes**

	Page
2 Date to which amendments incorporated	37
3 Table of earlier reprints	37
4 Tables in earlier reprints	37
5 List of legislation	38
6 List of annotations	38

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 17 February 1995. Future amendments of the Valuers Registration Act 1992 may be made in accordance with this reprint under the Reprints Act 1992, section 49.

3 Table of earlier reprints

Reprint No.	Amendments included	Reprint date
1	none	1 August 1992

4 Tables in earlier reprints

TABLES IN EARLIER REPRINTS

Name of Table	Reprint No.
Corrected minor errors	1

5 List of legislation

Valuers Registration Act 1992 No. 2

date of assent 27 March 1992

ss 1–2 commenced on date of assent

remaining provisions commenced 1 May 1992 (1992 SL No. 76)

as amended by—

Lands Legislation Amendment Act 1992 No. 64 s 3 Sch 1

date of assent 7 December 1992

commenced 18 December 1992 (1992 SL No. 448)

Retail Shop Leases Act 1994 No. 47 s 124 Sch

date of assent 14 September 1994

commenced 28 October 1994 (1994 SL No. 386)

Land Act 1994 No. 81 s 525 Sch 3

date of assent 1 December 1994

commenced on date of assent

6 List of annotations

Key to abbreviations in list of annotations

amd	=	amended
Ch	=	Chapter
def	=	definition
Div	=	Division
exp	=	expires/expired
hdg	=	heading
ins	=	inserted
om	=	omitted
prec	=	preceding
pres	=	present
prev	=	previous
(prev)	=	previously
prov	=	provision
Pt	=	Part
R1	=	Reprint No. 1
RA	=	Reprints Act 1992
renum	=	renumbered
Sdiv	=	Subdivision
sub	=	substituted

Provisions not included in reprint, or amended by amendments not included in reprint, are underlined

Definitions

s 3 def “specialist retail valuer” ins 1994 No. 47 s 124 Sch

PART 3—REGISTRATION

Pt hdg sub 1994 No. 47 s 124 Sch

Division 1—Registered valuers

Div hdg ins 1994 No. 47 s 124 Sch

Replacement and return of certificate

s 35 amd 1992 No. 64 s 3 Sch 1

Unauthorised dealing with register

s 41 amd 1992 No. 64 s 3 Sch 1

Division 2—Specialist retail valuers

Div hdg ins 1994 No. 47 s 124 Sch

List of specialist retail valuers

s 42A ins 1994 No. 47 s 124 Sch

Valuers may apply to be recorded as specialist retail valuers

s 42B ins 1994 No. 47 s 124 Sch

Grant of application

s 42C ins 1994 No. 47 s 124 Sch

Refusal of application

s 42D ins 1994 No. 47 s 124 Sch

Failure to decide application

s 42E ins 1994 No. 47 s 124 Sch

Inspection of list

s 42F ins 1994 No. 47 s 124 Sch

Removal of name from list

s 42G ins 1994 No. 47 s 124 Sch

Disciplinary charges against specialist retail valuers

s 42H ins 1994 No. 47 s 124 Sch

Power of investigator

s 45 amd 1992 No. 64 s 3 Sch 1

General powers of investigator in relation to places

s 47 amd 1992 No. 64 s 3 Sch 1

Offences—proceedings

s 57 amd 1992 No. 64 s 3 Sch 1

Appeals

s 61 amd 1994 No. 47 s 124 Sch

False statements

s 62 amd 1992 No. 64 s 3 Sch 1

Specialist retail valuers

s 67 prev s 67 om R1 (see RA s 40)
pres s 67 ins 1994 No. 47 s 124 Sch
exp 28 October 1994 (see s 67(4))

Amendment of Valuation of Land Act

s 68 om R1 (see RA s 40)

**Amendment of Valuation of Land Act and Another Act Amendment Act
s 69** om R1 (see RA s 40)

**References to repealed Act
s 71** ins 1994 No. 81 s 525 Sch 3

SCHEDULE 1—ACTS REPEALED
om R1 (see RA s 40)

SCHEDULE 2—AMENDMENT OF VALUATION OF LAND ACT 1944
om R1 (see RA s 40)

**SCHEDULE 3—AMENDMENT OF VALUATION OF LAND ACT AND
ANOTHER ACT AMENDMENT ACT 1971**
om R1 (see RA s 40)