

Application for Concessional valuation - exclusive use for farming

Land Valuation Act 2010

(Version 2.0)

Purpose of this form

Use this form to apply for a concessional valuation under the *Land Valuation Act 2010* (The Act). Under sections 45 to 48 of the Act, an owner of land is entitled to a concession if the land is used for the purposes of farming.

Applicants who already hold the status of a farmer or Primary Producer under Acts administered by the Queensland Department of Primary Industries or the Australian Government (Commonwealth of Australia) do NOT necessarily qualify for the issue of concessional valuations under the Act unless applicants also satisfy the criteria required under section 48 of the Act.

Completing this form

All sections of this form must be completed. Please print your responses in BLOCK LETTERS.

Lodging the application

This application can be lodged at any DERM business centre by either post, hand or email.

Section 1—Property details

Please provide details of the land. Refer to your Valuation Notice for this information.

Owner/s name: Property ID no.:

Lot/plan or RPD: Local government:

Street no: Street name:

Suburb: Town: Postcode:

Section 2—Contact details

The Valuer-General will use these details for all future correspondence regarding this application. If an agent is acting on behalf of the landowner, the agent's contact details should be inserted to allow correspondence to be sent directly to the agent.

Name: Address for service (postal):

Phone: Email: Facsimile:

Office use only

Property ID: Application ID:

Delegate name: Delegate signature:

Section 3— Criteria

Each of the following four (4) criteria must be fully completed and answered in the affirmative in order to be eligible for consideration and be issued a concessional valuation under the provisions of sections 45 to 48 of the Act

Criteria 1:

Is the land used for the purposes of:

- (a) the business or industry of either grazing, dairying, pig farming, poultry farming, viticulture, orcharding, apiculture, horticulture, aquaculture, vegetable growing, the growing of crops of any kind, or forestry: or
- (b) any other business or industry involving the cultivation of soils, the gathering in of crops or the rearing of livestock?

Yes (provide details below)

No (You are not entitled to a concession)

Please provide details of business over each of the last three (3) years carried out on the land which is the subject of this application. For example numbers and type of livestock, areas and type of crop, orchard or forestry trees. Comment on seasons experienced. Please show each year separately.

YEAR ONE.....
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YEAR TWO.....
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YEAR THREE

Is other land, either leased or owned by you, used in conjunction with the land which is the subject of this application?

- Yes (provide details below)
- No (Go to criteria 2)

If yes, please provide the property details below

Property ID no.: Lot/plan or RPD: Local government:.....

Street no: Street name:

Suburb: Town: Postcode:

Please provide details of business over each of the last three (3) years carried out on this other land which is used in conjunction with the subject land. For example numbers and type of livestock, areas and type of crop, orchard or forestry trees. Comment on seasons experienced. please show each year separately)

YEAR ONE.....
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YEAR TWO.....
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YEAR THREE

Criteria 2:

Does the use of the land for the purposes of that business or industry represent the dominant use of the land?

- Yes (provide details below)
- No (You are not entitled to a concession)

What amount of the subject land is actually used for the purpose/s in Criteria 1?

What is the nature, extent and intensity of the uses of the land in Criteria 1?

Please provide details of extent of all improvements and development and your estimate of value For example Homestead = \$50000; Car Garage = \$5000; Grain Shed = \$25000; Machinery Shed = \$10000; Farm Plant (Please list each item of Farm Plant)–Tractor = \$10000; Clearing and Cultivation of 95 hectares = \$43000; Plantings of forest trees = \$5000; Plantings of orchard trees = \$6000 etc)

(Note: Value of Homestead and Car Garage do not form part of the value of farm improvements)

What is the nature, extent and intensity of the uses of the other land used in conjunction with the subject land in Criteria 1? Please provide details of extent of all improvements and development on the other land used in conjunction and your estimate of value. If not applicable please write "n/a"

To what extent is the land used for activities which are incidental to the land use as in 1? (Please provide details of other activities):

To what extent, if any, is the land used for purposes which are unrelated to each other? please provide details. For example separate businesses or other uses operated which are independent of each other)

Criteria 3:

Does the use of the land (as stated in criteria 1) for the purposes of that business or industry have a significant and substantial commercial purpose or character?

- Yes (provide details below)
- No (You are not entitled to a concession)

Please provide details of time, labour and resources spent in using the land for each purpose and total annual expenditure on each purpose over each of the last 3 years. Please show each year separately.

YEAR ONE.....

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YEAR TWO.....

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YEAR THREE

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Please provide details of Gross Annual Income Received over the last 3 years (Please show gross income for each year separately):

YEAR ONE.....

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YEAR TWO.....

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YEAR THREE

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Is the business on the land the establishment and harvesting or maintenance and harvesting of native or non-native forests

- Yes (provide details below)
- No (Go to Criteria 4)

Establishment and Harvest

Details of anticipated gross annual return upon harvesting, that is usual for the particular species of tree:

DATE ESTABLISHED:.....

SPECIES TO BE HARVESTED:

ANTICIPATED DATE OF FIRST HARVEST:

ANTICIPATED GROSS ANNUAL RETURN: \$

Calculated as (Please show anticipated harvest volume and gross sales value):

AND/OR

Maintenance and Harvest

Details of anticipated gross annual return upon harvesting, that is usual for the particular species of tree:

DATE MAINTENANCE STARTED:

SPECIES TO BE HARVESTED:

ANTICIPATED DATE OF FIRST HARVEST:

ANTICIPATED GROSS ANNUAL RETURN: \$

Calculated as (Please show anticipated harvest volume and gross sales value):

Criteria 4:

Is the use of the land for the purposes of that business or industry engaged in for the purpose of profit on a continuous or repetitive basis?

- Yes (provide details below)
- No (You are not entitled to a concession)

Please provide complete details of your plans for maintenance of the existing business or industry and future improvements and development, if any, and the cost thereof including a timetable for their completion. Please include a sketch plan of any proposed development:

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Sketch Plan of proposed development (if applicable)

Section 4—Additional information

The Additional information provided below will enable the Valuer-General to properly assess your application

Are the activities stated in this application carried out in any name other than the owners?

- Yes (provide details below)
- No

Please provide details of leases, agistment agreements, or any other documentation and attach copies of each to this application.

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Is the land divided into individual lots with the intention to sell the individual lots? If yes please detail the lots proposed for sale and the lots to be used for farming purposes?

- Yes (provide details below)
- No

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Section 5—Declaration and landowner consent

- o If a landowner is lodging this application it must be signed by the landowner
- o If more than one landowner is lodging this application it must be signed by at least one landowner
- o If using an agent, both the landowner and the agent must complete this section*
- o Where the application is for a property owned by a body corporate, it must be signed by the body corporate.

*A landowner can choose to nominate another person (an agent) to lodge the application on their behalf. Written consent of the landowner must be provided if an agent is being nominated. Please complete the details below or attach a signed letter of consent. Both the landowner and agent must sign the consent. Only one landowner’s signature is required.

I declare that the statements made in this application, 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.

Lodger’s name:

Signature:

Date: / /

Landowner consent for an Agent: I own the land described and nominate an agent to lodge this application on my behalf

I declare that of
is authorised to act on my behalf

Owner's name: Agent's name:

Signature: Signature:

Date: / / Date: / /

Lodging your application

Lodge your completed application for internal review and any supporting documents at a DERM business centre by either:

Post: see the DERM website <www.derm.qld.gov.au> for a complete list of DERM business centre addresses.

By hand: see the DERM website <www.derm.qld.gov.au> for a complete list of DERM business centre addresses.

Email: see the DERM website <www.derm.qld.gov.au> for a complete list of email addresses. Sign and scan the form then attach to email. Note: each DERM business centre has a dedicated email address for the lodging of internal review applications.

Information privacy statement

The Information Privacy Act 2009 imposes obligations on Queensland Government agencies when they collect, use, disclose and store personal information. One of those obligations is that when any agency collects such information, it must make a reasonable effort to advise the subject of the information why it is being collected, and whether it is likely to be disclosed to third parties.

The information collected in this form will be used in accordance with the Department of Environment and Resource Management's Information Privacy Plan which is available on the department's website <www.derm.qld.gov.au>.

The Department of Environment and Resource Management collects property information in order to conduct annual valuations of the unimproved value of parcels of land in accordance with its statutory obligations under the *Land Valuation Act 2010* (the Act). In accordance with the Act, the department also uses this information to maintain the Valuation Roll, which includes the names and addresses of property owners, the sale price and date of sale of each property, and its unimproved value. The owner's name and address are not included in the valuation display listing, which is available for inspection by landowners as part of the annual valuation process.

The Form 24, lodged with each transfer of an interest in property, includes the names and addresses of the purchaser and the amount paid for the property. Some information from the Form 24 is made available to the public and it is provided to the Office of State Revenue (part of Queensland Treasury) for the calculation of stamp duty, and also to the relevant local authority so it may issue rate notices to the owner of the land. The information may be provided to other government agencies in order to allow those agencies to contact landowners, or to provide them with information, in relation to matters of significant public concern. The Form 24 is also used to verify ownership of land upon which water rights may be registered on the Water Allocation Register.

In order to prevent property fraud, and to assist vendors and purchasers to make informed decisions when they consider property transactions, this information is made available to the public (at a set fee). Under section 208 of the Act, may also be provided to data brokers, through a contract, who onsell it to their clients. This information may be available as part of a package of information that data brokers compile from various sources. When next you consider buying or selling a property, you may find that the Valuation Roll can be of assistance in determining its market value.

To address concerns about the inappropriate use of Queensland Valuation and Sales (QVAS) for direct marketing purposes, a self-regulated industry QVAS *Code of Conduct* has been introduced. Since 1 October 2009, QVAS electronic data containing personal information is only provided to data broker licensees who have signed up to the Code of Conduct. After 1 October 2009, landowners may apply to the QVAS Code of Conduct Oversight Committee to have their personal information added to a Register of RequestSuppressions. Data brokers must then suppress that personal information within their systems. Further information, including the address of the Code Oversight Committee for suppression requests or for a copy of the Code, is available on the department's website <www.derm.qld.gov.au>.