

# FORM 58U (version 3.0)

## Completing this form

For detailed instructions on lodging a properly made objection, please refer to the *Landowner guide to statutory land valuation objections—unimproved value* (the guide), which is available from the Department of Environment and Resource Management’s (the department’s) website <www.derm.qld.gov.au> or your nearest departmental business centre.

When completing this form, please print your response in BLOCK LETTERS.

## Requirements for objecting

Use this form to lodge an objection to a statutory land valuation based on the unimproved value methodology (rural land) under the *Land Valuation Act 2010* (the Act).

For an objection to be considered or decided, it must be properly made—that is, the objection must:

- (1) be in the approved form
- (2) include the information required by the Act (refer to section 113)
- (3) be lodged within 60 days of the issue date on the valuation notice

## Section 1—Property details

Please provide details of the land. Refer to your valuation notice for this information

Owner/s name: .....  
Property ID no.: ..... Local government: .....  
Lot/plan or Real Property Description (RPD): .....  
Property street no: ..... Street name: .....  
Suburb: ..... Town: ..... Postcode: .....  
Property area (m<sup>2</sup> or ha): ..... **New Unimproved Valuation:** \$ .....  
Date of valuation:     /     /     Issue date:     /     /     Date of effect:     /     /

## Section 2—Contact details

Please provide your contact details for all future correspondence regarding this objection. **Note:** if an agent is acting on your behalf, the agent’s contact details should be provided.

Name: .....  
Address for service (postal): .....  
.....  
Phone: ..... Facsimile: .....  
Email: .....

## Section 3—Amount sought for the statutory valuation of the land

If your **New Unimproved Valuation** is greater than \$750 000 this section must be completed.

I believe that the **New Unimproved Valuation** should be: \$ .....

## Office use only

Property ID ..... Objection ID .....  
Properly made: Yes / No    Delegate name: ..... Delegate signature: .....

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### Section 5—Declaration and landowner consent

- If a landowner is lodging this objection, it must be signed by the landowner.
- If there is more than one landowner, the objection must be signed by at least one of the landowners.
- If using an agent, both the landowner and the agent must complete this section\*.
- Where the objection is for a property owned by a body corporate, it must be signed by the Body Corporate or a person authorised by the Body Corporate.

\*A landowner can choose to nominate another person (an agent) to lodge an objection 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 form, 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 objection 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 objection

Lodge your completed objection form and any supporting documents at a departmental business centre within 60 days of the issue date on your valuation notice.

**Post:** the postal address of the relevant departmental business centre is shown at the top of your valuation notice.

**By hand:** refer to the department's website <[www.derm.qld.gov.au](http://www.derm.qld.gov.au)> for a complete list of business centre addresses.

**Email:** each departmental business centre has a dedicated email address for lodgement. Please refer to the department's website <[www.derm.qld.gov.au](http://www.derm.qld.gov.au)> for a complete list of these email addresses.

If your objection is not properly made, you will be issued with a Correction Notice giving you an opportunity to correct your objection.

### Review rights

If your objection is determined to be not properly made, you may apply to the Valuer-General for an internal review of that decision. Please refer to the department's website <[www.derm.qld.gov.au](http://www.derm.qld.gov.au)> for further information on how to apply for an internal review. If you are not satisfied with the internal review decision you may apply to the Queensland Civil and Administrative Tribunal (QCAT) <[www.qcat.qld.gov.au](http://www.qcat.qld.gov.au)>.

### Appeal rights

Once the Valuer-General makes a decision on your properly made objection, you have the right to appeal the decision to the Land Court. For more information on the appeal process, visit the Land Court website <[www.landcourt.qld.gov.au](http://www.landcourt.qld.gov.au)>.

### 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 department collects property information in order to conduct annual valuations of the unimproved and site 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 or site 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 *Land Valuation Act 2010*, it is also made available to data brokers who on-sell 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 Code of Conduct, the *Personal Identification Information in Property Data Code of Conduct*, has been introduced. QVAS electronic data containing personal information is only provided to data broker licensees who have signed up to the Code of Conduct. Landowners may apply to the Code Oversight Committee to have their personal information added to a Register of Request Suppressions. Data brokers must then suppress that personal information within their systems. For further information, email the Code Oversight Committee at <[info@propertydatacodeofconduct.com.au](mailto:info@propertydatacodeofconduct.com.au)> for suppression requests or for a copy of the Code.