



File No:

Form 03 | Section 155 of the *Land Valuation Act 2010*

**NOTICE OF APPEAL AGAINST THE VALUER-GENERAL'S DECISION ON OBJECTION**

**A COPY OF THE VALUER-GENERAL'S DECISION ON OBJECTION MUST BE ATTACHED**

**SECTION 1 – APPELLANT(S) DETAILS** (same as listed on decision on objection notice)

Appellant(s) name(s):

Address for correspondence (postal address):

|         |        |           |
|---------|--------|-----------|
| Suburb: | State: | Postcode: |
|---------|--------|-----------|

Contact number(s):

|  |  |
|--|--|
|  |  |
|--|--|

Email address:

**SECTION 2 – REPRESENTATION**

Are you: (please select the relevant option)

**Representing yourself** (the Court and other parties will use the information in Section 1 to serve documents on you)

**Represented by a solicitor/authorised agent** (go to section 3)

Note: All Court notices and correspondence will be sent to you and all documents filed by another party will be served on you, unless you are represented by a solicitor or an authorised agent, in which case, they will be sent to, and served on, your solicitor or agent.



### SECTION 3 – REPRESENTATION DETAILS

Name of firm/agency:

Name of solicitor/authorised agent:

Address for service:

|  |         |        |           |
|--|---------|--------|-----------|
|  | Suburb: | State: | Postcode: |
|--|---------|--------|-----------|

Contact number(s):

|  |  |
|--|--|
|  |  |
|--|--|

Email address:

☐ If represented by an agent, I have attached the authorisation form  
(Attachment 1 – Representation by an authorised agent)

### SECTION 4 – PARTICULARS OF THE LAND TO WHICH THE APPEAL RELATES

Property ID:

Real Property Description:

Lot number:

Plan number:

Area: (include units – either m<sup>2</sup> or ha, whichever is applicable)

☐ m<sup>2</sup>

☐ ha

Street address:

|  |     |           |
|--|-----|-----------|
|  | QLD | Postcode: |
|--|-----|-----------|

Local government:

Brief description of current land use: (e.g. single dwelling, shopping centre, industrial, grazing, rural etc.)

Highest and Best Use: (the best or most profitable potential use having regard to the local government planning considerations)



## SECTION 5 – DECISION ON OBJECTION DETAILS

### Valuer-General's valuation amount:

(Identify the value you are appealing against by reference to your decision on objection notice. Note – Enter the altered amount if the Valuer-General reduced the valuation at objection)

\$

### What is the valuation method/type used?

☐ Site Valuation

☐ Unimproved Valuation

Are there any Deducted Site Improvements (DSI)? ☐ Yes ☐ No

If Yes, what is the amount of DSI?

\$

### Date of issue of decision on objection:

(Date located on top left corner of decision notice)

### Date of Valuation:

1 October

### Date of Effect:

## SECTION 6 – APPELLANT'S VALUATION AMOUNT

The valuation amount you are contending for: (this amount includes the deduction of site improvements, referred to above)

\$

## SECTION 7 – APPEAL ISSUES

Grounds of appeal: (Note: The hearing of your appeal will be limited to your grounds of appeal as stated here)



## SECTION 8 – ADDITIONAL SITE SPECIFIC CHARACTERISTICS AND SITE CONSTRAINTS

Site specific characteristics including planning and site constraints which support valuation amount you are contenting for:

| Characteristic and / or Constraint | Effect on Property |
|------------------------------------|--------------------|
|                                    |                    |
|                                    |                    |
|                                    |                    |
|                                    |                    |

☐ Additional table of characteristics/constraints is attached (optional)

## SECTION 9 – COMPARABLE SALES

The comparable sales to support the valuation amount you are contenting for: (*Note: The particulars of the comparable sales may be subject to amendment, if further space is required please attach an extra table*)

### Primary Sales

| Sale Number | Property Details | Sale Dates | Sale Price | Property Area |
|-------------|------------------|------------|------------|---------------|
|             |                  |            |            |               |
|             |                  |            |            |               |
|             |                  |            |            |               |

### Secondary Sales

| Sale Number | Property Details | Sale Dates | Sale Price | Property Area |
|-------------|------------------|------------|------------|---------------|
|             |                  |            |            |               |
|             |                  |            |            |               |
|             |                  |            |            |               |

☐ Additional table of sales information is attached (optional)



## SECTION 10 – DECLARATION

☐ I have read and understood the Privacy Statement below.

### Privacy Statement

The Land Court Registry (which forms part of the Department of Justice and Attorney-General) is collecting information provided on and with this form to assess the suitability of the matter for the Land Court.

Please ensure that the personal information you provide on this form is true and correct, including the information you provide about other parties.

Any information you provide will only be used by the Registry for the purpose for which it was provided. For more information about how DJAG manages personal information please refer to DJAG's [Privacy Guide](#).

## SECTION 11 – DECLARATION SIGNATURE

**The Notice of Appeal must be signed by ALL appellants or their solicitor or authorised agent.** (If there is more than one signature required on this form, please click the plus button on the bottom right-hand corner of the table)

**Signed by:** (please select one)

- ☐ **Appellant** (if a Company, please specify full name and position of signatory below)
- ☐ **Solicitor/authorised agent**

**Position within company:**

**Name of signatory:**

X



**A COPY OF THE VALUER-GENERAL'S DECISION ON OBJECTION MUST BE ATTACHED**

**SECTION 12 – LIST OF ATTACHMENTS**

Please list all the documents which have been attached as part of completion of this form as applicable. (if insufficient space, please attach additional sheets as required)

| Document Name                                      | Number of Pages |
|--|-----------------|
| Copy of the Valuer-General's decision on objection |                 |
|  |                 |
|  |                 |
|  |                 |
|  |                 |
|  |                 |

**SECTION 13 – PROCEDURE FOR FILING**

You or your representative must file this Form 03 in the Land Court. **Please sign the completed Form 03 and submit it:**

|  |   |   |
|--|---|---|
| <u>In Person:</u><br><b>Land Court Registry</b><br>Level 8<br>363 George Street<br>BRISBANE QLD 4000 | <u>By Post:</u><br><b>The Registrar</b><br>Land Court Registry<br>GPO Box 5266<br>BRISBANE QLD 4001 | <u>By eMail:</u><br><b>landcourt@justice.qld.gov.au</b><br><br>(refer to Practice Note 1 of 2022) |
|--|---|---|

**A copy of the Notice of Appeal must be served on the Valuer-General within seven (7) days after its filing as required by s.159(1) of the *Land Valuation Act 2010*.**

NB: The legislation giving jurisdiction to start proceedings in the Land Court may specify time limits for filing and service of the appeal. Check the relevant legislation and seek legal advice if necessary.



## ATTACHMENT 1

### Only complete if being represented by an authorised agent

Parties appearing in the Land Court often engage the services of a solicitor to represent them. Solicitors offer clients professional skills and expertise. They are accountable to their professional bodies and to the Court. They are also covered by insurance for any potential liability claims made against them by their clients.

However, a party may choose to represent themselves or be represented by an agent.

Before deciding to be represented by an agent, you should give careful consideration to the suitability and skill of the agent. You should be aware that an agent (unlike a solicitor) is not required to have professional indemnity insurance cover when representing clients before the Land Court. If you hire an agent and they have no professional indemnity insurance, you may find it difficult to get compensation if serious errors are made by the agent.

In some proceedings in the Land Court, costs are awarded against the unsuccessful party. If the successful party has engaged an agent to represent them, then it is unlikely the agent's fees can be recovered from the unsuccessful party.

You may be asked by your agent to sign a waiver to remove your right to make a claim against them if you are dissatisfied with the outcome of the proceedings. You should be aware that you are engaging an agent who may not have to accept any responsibility for the outcome of the proceedings.

☐ I have read and understood the information above

**My agent's authority to represent me is**

*(if limited, please provide details)*

**Signed by appellant:** *(if a Company, please specify full name and position of signatory below)*

**Position within company:**

**Name of signatory:**

[Click here to enter name.](#)

X