File No:

(Court Use Only)

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

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

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| **Appeal to the Land Court against the Valuer-General’s Decision on Objection in relation to the unimproved value / (adjusted) site value used as a basis for:** *(please select whichever is applicable)* | |
|  | **a) Rating** |
|  | **b) Land Tax** |
|  | **c) State Land Rental** |

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| **SECTION 1 – APPELLANT(S) DETAILS**  *(if there is more than one appellant, please click the plus button at the bottom right corner of the table to add them)* |

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| **Appellant name(s):** |
| |  | | --- | | Click to enter name of appellant. | |
| **Address for correspondence (postal address):** |
| |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | | Click to enter address. | **Suburb:** | Click to enter suburb. | **State:** | Select an item. | **Postcode:** | Enter postcode. | |
| **Contact number(s):** |
| |  |  | | --- | --- | | Click to enter telephone number. | Click to enter mobile phone number. | |
| **Email address:** |
| |  | | --- | | Click to enter email address. | |

| **SECTION 2 – REPRESENTATION** | |
| --- | --- |
| **Are you:** *(please select the relevant option)* | |
|  | **Representing yourself** *(the Court and other parties will use the details in Section 1 to serve documents on you)* |
|  | **Represented by a solicitor** *(go to section 3)* |
|  | **Represented by an agent** *(go to section 4)* |
| 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 – REPRESENTED BY A SOLICITOR** |
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| **Name of firm:** |
| |  | | --- | | Click to enter name of firm. | |
| **Name of solicitor:** |
| |  | | --- | | Click to enter name of solicitor. | |
| **Address for service:** |
| |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | | Click to enter address. | **Suburb:** | Click to enter suburb. | **State:** | Select an item. | **Postcode:** | Enter postcode. | |
| **Contact number(s):** |
| |  |  | | --- | --- | | Click to enter telephone number. | Click to enter mobile phone number. | |
| **Email address:** |
| |  | | --- | | Click to enter email address. | |

| **SECTION 4 – REPRESENTED BY AN AUTHORISED AGENT** | |
| --- | --- |
| **Name of firm:** | |
| |  | | --- | | Click to enter name of agent. | | |
| **Name of agent:** | |
| |  | | --- | | Click to enter name of firm. | | |
| **Address for service:** | |
| |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | | Click to enter address. | **Suburb:** | Click to enter suburb. | **State:** | Select an item. | **Postcode:** | Enter postcode. | | |
| **Contact number(s):** | |
| |  |  | | --- | --- | | Click to enter telephone number. | Click to enter mobile phone number. | | |
| **Email address:** | |
| |  | | --- | | Click to enter email address. | | |
|  | **I have attached the authorisation form** *(Attachment 1 – Representation by an authorised agent)* |

| **SECTION 5 – DECISION ON OBJECTION DETAILS** | | | |
| --- | --- | --- | --- |
| **Valuer-General’s Valuation:**  *(Identify the value(s) you are appealing against by reference to your valuation notice. Tick whichever is applicable)* | | | |
|  | **New Site Valuation** | |  | | --- | | **$** Click to enter amount. | | |
|  | **Deduction for Site Improvements** | |  | | --- | | **$** Click to enter amount. | | |
|  | **Adjusted New Site Valuation** | |  | | --- | | **$** Click to enter amount. | | |
|  | **New Unimproved Valuation** | |  | | --- | | **$** Click to enter amount. | | |
| **Your Estimate of the:** *(Tick whichever is applicable)* | | | |
|  | **New Site Valuation** | |  | | --- | | **$** Click to enter amount. | | |
|  | **Deduction for Site Improvements** | |  | | --- | | **$** Click to enter amount. | | |
|  | **Adjusted New Site Valuation** | |  | | --- | | **$** Click to enter amount. | | |
|  | **New Unimproved Valuation** | |  | | --- | | **$** Click to enter amount. | | |
| **Date of Issue of Decision on Objection:** | | |  | | --- | | Click here to enter a date. | | |
| **Date of Valuation:** | | **1 October** | |  | | --- | | Select year. | |
| **Date of Effect:** | | |  | | --- | | Click here to enter a date. | | |
| **A COPY OF THE VALUER-GENERAL’S DECISION ON OBJECTION MUST BE ATTACHED** | | | |

| **SECTION 6 – PARTICULARS OF THE LAND TO WHICH THE APPLICATION RELATES** | | | | |
| --- | --- | --- | --- | --- |
| **Property ID:** | |  | | --- | | Click to enter Property ID. | | | | |
| **Real Property Description:** | | | | |
| **Lot number:** | |  | | --- | | Click to enter lot number. | | | | |
| **Plan number:** | |  | | --- | | Click to enter plan number. | | | | |
| **Area:** *(include units – either m2 or ha, whichever is applicable)* | | |  | | --- | | Click to enter area. | | **m2** | **ha** |
| **Street address:** | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | Click to enter address. | **QLD** | **Postcode:** | Click to enter postcode. | | | | | |
| **Local Government:** | | | | |
| |  | | --- | | Click to enter local government area. | | | | | |
| **Brief Description of Current Land Use:** *(e.g. single dwelling, shopping centre, industrial, grazing, rural etc.)* | | | | |
| |  | | --- | | Click to enter text. | | | | | |
| **Planning Scheme Designation or Zoning:** *(if known)* | | | | |
| |  | | --- | | Click to enter text. | | | | | |

| **SECTION 7 – APPEAL ISSUES** |
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| **Grounds of Appeal:** *(Note: The hearing of your appeal will be limited to your grounds of appeal as stated here)* |
| |  | | --- | | Click to enter text. | |

| **SECTION 8 – DECLARATION** |
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| I have read and understood the Privacy Statement below. |
| **Privacy Statement**  The Land Court and Tribunal 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.](https://www.justice.qld.gov.au/corporate/publications-policies/information-and-privacy) |

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| **SECTION 9 – 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 to add additional signatures)* |
| **A COPY OF THE VALUER-GENERAL’S DECISION ON OBJECTION MUST BE ATTACHED** |

|  |  |
| --- | --- |
| **Signed by:** *(please select one)* | |
|  | **Appellant** |
|  | **Solicitor** |
|  | **Authorised agent** |
|  | **Company:** *(please specify the company name and your position below)* |
| **Company name:** | |
| Click to enter company name. | |
| **Position within company:** | |
| Click to enter position within the company. | |
| **Name of signatory:** | |
| Click to enter name. | |
|  | |
| Click here to select date of signing. | |

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| **SECTION 10 – LIST OF ATTACHMENTS** | |
| **Please list all the documents which have been attached as part of completion of this form as applicable.** *(To add additional rows, please click the plus button on the bottom right hand corner of the table to add additional documents to the list)* | |
| **Document Name** | **Number of Pages** |
| Copy of the Valuer-General’s decision on objection | Click to enter text. |
| Click to enter text. | Click to enter text. |

| **SECTION 11 – PROCEDURE FOR FILING** | | |
| --- | --- | --- |
| You or your representative must file this **Form 03** in the Land Court. Please print the completed **Form 03** and submit either: | | |
| In Person:  **Land Court Registry**  Level 8  363 George Street  BRISBANE QLD 4000 | By Post:  **The Registrar**  Land Court Registry  GPO Box 5266  BRISBANE QLD 4001 | By Fax:  **The Registrar**  Land Court Registry  (07) 3738 7434 |
| **You must serve a copy of your application on the Valuer-General.** | | |
| 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. | | |

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| **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.*** |

**ATTACHMENT 1**

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

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| 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** Choose an item. | |
| *(if limited, please provide details)* | |
| Click here to enter text. | |
| **Signed by appellant:** *(if Company, please specify full name and description of signatory below)* | |
| **Position within company:** | |
| Click to enter position within the company. | |
| **Name of signatory:** | |
| Click to enter name. | |
|  | |
| Click here to select date of signing. | |