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

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

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

| **SECTION 2 – REPRESENTATION** | |
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| **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** | |
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| **Name of firm/agency:** | |
| |  | | --- | | Click here to enter name of firm/agency. | | |
| **Name of solicitor/authorised agent:** | |
| |  | | --- | | Click here to enter name of solicitor/authorised agent. | | |
| **Address for service:** | |
| |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | | Click here to enter address. | **Suburb:** | Click here to enter suburb. | **State:** | Select an item. | **Postcode:** | Enter postcode. | | |
| **Contact number(s):** | |
| |  |  | | --- | --- | | Click here to enter telephone number. | Click here to enter mobile phone number. | | |
| **Email address:** | |
| |  | | --- | | Click here to enter email address. | | |
|  | **If represented by an agent, I have attached the authorisation form**  *(Attachment 1 – Representation by an authorised agent)* |

| **SECTION 4 – DETAILS OF THE PROPERTY SUBJECT TO APPEAL** | | | | |
| --- | --- | --- | --- | --- |
| **Property ID:** | |  | | --- | | Click here to enter Property ID. | | | | |
| **Real Property Description:** | | | | |
| **Lot number:** | |  | | --- | | Click here to enter lot number. | | | | |
| **Plan number:** | |  | | --- | | Click here to enter plan number. | | | | |
| **Area:** *(include units – either m2 or ha, whichever is applicable)* | | |  | | --- | | Click here to enter area. | | **m2** | **ha** |
| **Street address:** | | | | |
| |  |  |  |  | | --- | --- | --- | --- | | Click here to enter address. | **QLD** | **Postcode:** | Click here to enter postcode. | | | | | |
| **Local government:** | | | | |
| |  | | --- | | Click here to enter local government area. | | | | | |
| **Current land use:** *(e.g. single dwelling, shopping centre, industrial, grazing, rural etc.)* | | | | |
| |  | | --- | | Click here to enter text. | | | | | |
| **Highest and Best Use:** (the best or most profitable potential use having regard to the local government planning considerations) | | | | |
| |  | | --- | | Click here to enter text. | | | | | |

| **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)* | | | | | | | | |
|  | | **$** Click here to enter amount. |  | | | | | |
| **What is the valuation method/type used?** | | | | | | | | |
|  | **Site Valuation** | |  | **Unimproved Valuation** | | | | |
| **Are there any Deducted Site Improvements (DSI)?** | | | | |  | **Yes** |  | **No** |
| **If Yes, what is the amount of DSI?** | | | **$** Click here to enter amount. | | | | | |

|  |  |  |  |
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| **Date of issue of decision on objection:**  (Date located on top left corner of decision notice) | |  | | --- | | Click here to enter a date. | | |
| **Date of Valuation:** | **1 October** | |  | | --- | | Select year. | |
| **Date of Effect:** | |  | | --- | | Click here to enter a date. | | |

| **SECTION 6 – APPELLANT’S VALUATION AMOUNT** | |
| --- | --- |
| **The valuation amount you are contending for:** *(this amount includes the deduction of site improvements, referred to above)* | |
|  | **$** Click here to enter amount. |

| **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.* *The particulars of the comparable sale may be subject to amendment.)* |
| |  | | --- | | Click here to enter text. | |

| **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** |
| Click here to enter text. | Click here to enter text. |

| **SECTION 9 – COMPARABLE SALES** |
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| **The comparable sales to support the valuation amount you are contenting for:** *(Note: The particulars of the comparable sales may be subject to amendment, please click the plus symbol in the right hand corner of table to add extra rows)* |
| |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **Primary Sales** | | | | | | | | | | | Click here to enter sale number. | Click here to enter property details. | | Click here to enter sale date. | | **$**Click here to enter sale price. (excl. GST) | | Click here to enter area. | | | | **Secondary Sales** | | | | | | | | | | Click here to enter sale number. | | Click here to enter property details. | | Click here to enter sale date. | | **$**Click here to enter sale price. (excl. GST) | | Click here to enter area. | | |  | | | | | | | | | |

| **SECTION 10 – DECLARATION** |
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| 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.](https://www.justice.qld.gov.au/corporate/publications-policies/information-and-privacy) |

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| **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)* |

|  |  |
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| **Signed by:** *(please select one)* | |
|  | **Appellant** *(if a Company, please specify full name and position of signatory below)* |
|  | **Solicitor/authorised agent** |

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| **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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| **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.** *(To add additional documents to the list, please click the plus button on the bottom right hand corner of the table)* | |
| **Document name** | **Number of pages** |
| ***Copy of the Valuer-General’s decision on objection*** | 1 |
| Click here to enter text. | Click here to enter text. |

| **SECTION 13 – PROCEDURE FOR FILING** | | |
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| You or your representative must file this **Form 03** in the Land Court. **Please sign the completed Form 03 and submit it:** | | |
| 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 eMail:  [**landcourt@justice.qld.gov.au**](mailto:landcourt@justice.qld.gov.au)  (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**

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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 a Company, please specify full name and position of signatory below)* | |
| **Position within company:** | |
| Click here to enter position within the company. | |
| **Name of signatory:** | |
| Click here to enter name. | |
|  | |
| Click here to select date of signing. | |