LA/Div	1000/08	**Valn No**	4373	**Notes**	ULDA have advised they would not allow any redevelopment of the site for industrial purposes. Access difficulties. Action 24711154 amalgamation with 7 Curtin Ave as leased for 1 business.
Date Valuation	1/10/2014	**Issued Value**	$1,950,000		
Property Name		**Area**	10,082 **m2** **SMA** 7		
Prop Address	11 CURTIN AV	**PLU**	36 **SLU** 0 **AVLU** 450		
No Units or NLA	_m2 unit	**GFA**	m2 **Zoning** 37		
RPD	L883 SL4711 & L879 SL9157:PAR TOOMBUL	**Heritage**	**Character**		
Owners	ROEBIG INVESTMENTS PTY LTD;	**Comments (Herit/Char)**			

Override Value	$0	**No Round:**	$327.32	**/m2**		**/m2(NLA)**		**/m2(GFA)**
Calc'd/Rounded Value	$3,300,000		$193.41	**/m2**		**/m2(NLA)**		**/m2(GFA)**

Line	Quantity	Rate	Allow1	Fact1	Allow2	Fact2	Allow3	Fact3	Allow4	Fact4	Bulk	Total	F
0	4105		400 Access/Town	0.9		1		1		1	0.95	1,403,910	
10	5977		365 ACCESS/Tow	0.9		1		1		1	0.95	1,865,272	

Print **Add New Calc** **Search** **Delete Record** **Copy Record** **Main Menu** 3,269,182

RTI DL RELEASE - DNRM

Form 58a-3v4

VALUER ACTION SHEET – OBJECTION TO UNADJUSTED VALUATION

Local Government: (1000/08) BCC-HAMILTON	**Property ID:**41252942 **Address:** 11 CURTIN AV, HAMILTON QLD 4007 **Area:** 1.0082 HA		**Grievance ID:**20109543
PLU:(36) LIGHT INDUSTRY	**AVLU:**(450) INDUSTRIAL		**Zoning:**37 WAREHOUSE AND TRANSPORT
PVM:NON-RURAL	**Valuation Date:**01/10/2013		**Value:**$3,300,000
Issue Date:11/03/2015	**Previous or Concurrent Objection/Appeal** [Y] / N	**Interim** /	**Annual**

NOTES AND RECOMMENDATION BY VALUER

Claim: $2,500,000 (248 per [sqm] / **ha**) **DNRM Value:** $3,300,000 (327 per [sqm] / **ha**)[1]

Brief comment on Grounds: (relevant to Valuation):

This property is located within the former UDLA development area now under the control of EDQ. There has been restrictions placed on the use, access and redevelopment of all the allotments along this section on Curtin Avenue. These properties, including the subject, were reduced last year in order to adjust for the restrictions. However as an allowance has already been made for the restrictions objections in this street will be disallowed as it is considered that the properties disadvantages have been fully recognised.

Ground 1:

The sale presented is 160 Curtin Ave West, Eagle Farm. The owner states that the property is 400m away from the subject site in the same street, (disagree, from nearest boundry to nearest boundry it is 620m), It has two street access including direct access to Kingsford Smith Drive Via Theodore Street. There is agreement on the purchase price, improvements and applied value. The Agent then states that "the zoning on this site is less more generous and includes both commercial offices, showrooms and light industry." Comment: The zoning on the sale is Industry Investigation, and the zoning on the subject is Emerging Communities. The concept plans for the redevelopment of the area show the sale as continuing use as industrial and the subject as being mixed use centre.

Ground 2:

The agent states as follows:

* The subject has pending road closures at the Remora Road end of Curtin Avenue West thus eliminating direct access to Kingsford Smith Drive. Comment: The road closure is imenient, however a road ajacent to the subject, Finnegan Street, is under constructuion and will result in the property becoming a corner allotment.
* The state gonvernment has also barricaded the median strip immediately outside the subject site thus reducing the on street car parking in the area as well as preventing accesss to the subject by larger vehicles due to the fact that the barricade has reduced the turning circle for very large trucks and greatly reduced the manoeuvering capabilities for trucks at the entrances to the site. Comment: This issue has been delt with over several objections over the last few years and considered to have been fully recognised in the valuation. The result of this has been agreed to by the property owner previously. The department however on many inspections has not seen the issues to be as great as ascerted. It should also be noted that this objection is the result of an amalgamation request by the owner where he provides evidence by way of a lease that the property is being used as parking for airport communiters. Generally this use would not be consistent with a high degree of large truck clientell.

*The subject site is part of a transitional situation with respect to land uses whereby only existing uses are allowed to continue and new general industry uses would require development approval. Redevelopment of the sites for any form of industrial use is not allowable. Comment: This isssue has been delt with over several objections over that last few years and considered to have been fully recognised in the valuation. The result of this has been agreed to by the property owner previously.

Ground 3:

Relativity

44 Curtin Ave West Eagle Farm - Area 1.068ha site value $2,600,000. This site is directly across the road from the subject site there are no reasons that would suggest that there should be a $700 000 discrepancy between the two sites.

Comment: This property is a single site and has been valued as such, it is also of far inferior shape. The subject has been valued as sites less bulk as per departmental proceedure. Please refer to Work Instruction:

Maintenance Valuations under the Land Valuation Act 2010 Version 2.00 where it states: " Where the case exists that the highest use of the property is still as individual lots the valuation may be arrived at through the addition of the individual lot values less an appropriate amount for bulk holding. The allowance for bulk holding should be supported by the market, however any amount over 20% must be approved by the Specialist Coordinating Valuer in line with Valuation Guidelines set by the SVS." (page 16).

32 Macarthur Ave Hamilton - Area 1 ha Site value $2,700,000. This site adjoins the subject site along the its rear boundary.

RTI DL-RELEASE - DNRM

[1] CIMR props only

it is superior in every respect including but not limited to no pending road closures, no restrictions along the medial strip, no restrictions on parking, no barricades preventing and or restricting access to the site. Comment: This site has a contaminations issue and is a single site and has been valued as such. The subject has been valued as sites less bulk as per departmental proceedure. Please refer to Work Instruction:
Maintenance Valuations under the Land Valuation Act 2010 Version 2.00 where it states: " Where the case exists that the highest use of the property is still as individual lots the valuation may be arrived at through the addition of the individual lot values less an appropriate amount for bulk holding. The allowance for bulk holding should be supported by the market, however any amount over 20% must be approved by the Specialist Coordinating Valuer in line with Valuation Guidelines set by the SVS." (page 16).
Other matters:
The state government controls in excess of 90% of the land in the immediate area and due to their negligence and total disregard for other landlords and businesses in the immediate area have systematically engaged in pedatory pricing where by properties are being lease at anything up to half normal commercial rental in the area. This type of predatory pricing has reduced the market rentals in the area which directly impacts on valuations. By way of example 240 Macarthur Ave, currental rental $628,000 per annum which is about $400 000 lower than a realistic commercial rental. Comment: This issue has been investigated with the previous authority, UDLA, who informed us that the leases in place were at rentals consistent with the conditions of the leases including, but not limited to, time frames.

Relativity Issues: (Map Attached):
Nil

Sales Basis:

Address	Area	Date	Price (Rate)
66 HUGH ST, PINKENBA QLD 4008	5503 M2	15/08/2013	$1,998,315
Comment: Overall Inferior. Analysed Price(SV): $1,816,650, Rate$/m2: $330.12. Applied SV: $1,700,000, Rate$/m2: $308.92. Inferior located site, however relevant in size to individual properties.			
67 RADLEY ST, VIRGINIA QLD 4014	4047 M2	27/02/2012	$1,265,000
Comment: Overall Inferior. Analysed Price(SV): $1,298,983, Rate$/m2: $320.97. Applied SV: $1,200,000, Rate$/m2: $296.52. Inferior located site, however relevant in size to individual properties.			
19 GUARDHOUSE RD, NORTHGATE QLD 4013	5423 M2	27/05/2014	$2,200,000
Comment: Overall Inferior. Analysed Price(SV): $2,000,000, Rate$/m2: $368.80. Applied SV: $1,800,000, Rate$/m2: $331.92. Inferior located site, however relevant in size to individual properties.			

Associated Issues/Comments for Delegate:
This is an objection as a result of the amalgamation of the valuation at the request of the property owner. The properties that were amalgamated had been the subject of several objections and appeals that were settled during the 2013 objection process. The agreed individual valuations on the two properties amalgamated at the property owners request were added then given a bulk allowance as per correct protocall.

It is worth noting on the EDQ masterplan for the area the sale mentioned at 160 Curtin Ave remains as industrial however the subject is redeveloped as H.D. Residential. It is also worth noting that although there is a road closure of the Western End of Curtin Ave, a new street, Finnegan Street, is to be constructed which will make the subject a corner allotment. The new effect of this is seen as positive, not detrimental.

Valuation Recommendation:	Lapsed	~~Disallow~~	Disallow & amend	Allow
Valuation amendment:	Change from $3,300,000 to			

Name: L Creber	**Signature:**	**Date:**28/04/2015

RTI DL RELEASE - DNRM

PID:41252942 Grievance ID:20109543

DECISION BY DELEGATE

Delegate of Valuer-General:S Lanchester Signature.....

Position: Principal Valuer Date.....

This objection is	LAPSED	DISALLOWED	DISALLOWED and AMENDED:	ALLOWED

Objection Allowed

A14	RELATIVITY NOT APPROPRIATE
A15	MARKET DOES NOT SUPPORT VALUE
A16	ERROR/OMISSION IN CALCULATION
A17	ALLOWANCE FOR ADVERSE CHARACTERISTICS
A18	UNRECORDED DISABILITY
A19	SINGLE DWELLING HOUSE
A20	BUSINESS OF FARMING
A21	ALLOWANCE FOR PLANNING/ORD/BY LAWS
A22	ALLOWANCE FOR COUNTRY CLASSIFICATION
A23	ALLOWANCE FOR CARRYING CLASSIFICATION
A24	ALLOWANCE FOR WATER ENTITLEMENT
A25	ALLOWANCE FOR UNIQUE CHARACTERISTICS
A26	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES
A35	**DECISION ONLY RELATED TO DSI GROUNDS ***

* Only select A35 when Ground 4 is the only ground for objection

Objection Disallowed

D13	GROUNDS NOT RELATED TO VALUE
D14	RELATIVITY APPROPRIATE
D15	MARKET SUPPORTS VALUE
D16	INCREASE IN RATES/RENT/TAXES NOT VALID
D17	ALLOWANCE ALREADY MADE FOR DISABILITIES
D18	FARMING CONCESSION DOES NOT APPLY
D19	SINGLE DWELLING HOUSE DOES NOT APPLY
D21	RELATIVITY CITED NOT COMPARABLE
D22	SALES PROPERTIES CITED NOT COMPARABLE
D23	SEPARATE VALUATIONS REQUIRED
D24	FURTHER ACTION APPLICABLE
D25	ALLOWANCE ALREADY MADE FOR PLANNING/ORD/BY LAWS
D26	ALLOWANCE FOR VEGETATION MGMT ISSUES ALREADY MADE
D27	ALLOWANCE FOR WATER ENTITLEMENTS ALREADY MADE
D28	OTHER LEGISLATION
D29	CONTAMINATED LAND
D30	HERITAGE ISSUES
D31	VALUATION CORRECT UNDER LVA
D35	**DECISION ONLY RELATED TO DSI GROUNDS***

* Only select D35 when Ground 4 is the only ground for objection

Objection Disallowed and amended

D100	RELATIVITY NOT APPROPRIATE
D101	MARKET DOES NOT SUPPORT VALUE
D102	ERROR/OMISSION IN CALCULATION
D103	ALLOWANCE FOR ADVERSE CHARACTERISTICS
D104	UNRECORDED DISABILITY
D105	SINGLE DWELLING HOUSE
D106	BUSINESS OF FARMING
D107	ALLOWANCE FOR PLANNING/ORD/BY LAWS
D108	ALLOWANCE FOR PLANNING/ORD/BY LAWS
D109	ALLOWANCE FOR CARRYING CAPACITY
D110	ALLOWANCE FOR WATER ENTITLEMENT
D111	ALLOWANCE FOR UNIQUE CHARACTERISTICS
D112	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES

DSI Deduction Decision Reason

G01	GRANTED SITE IMPROVEMENTS

DSI Deduction Decision Reason

D01	IMPROVEMENTS SPECIFIED ARE NOT SITE IMPROVEMENTS
D02	DEDUCTION ALREADY GRANTED
D03	OWNER DOES NOT HAVE RIGHT TO APPLY
D04	PAID DATE PRIOR TO STATUTORY TIMEFRAME
D05	OWNER CHOOSES OFFSET ALLOWANCE
D06	IMPROVEMENTS ARE ELIGIBLE BUT DO NOT ADD VALUE
D07	IMPROVEMENTS GRANTED NOT REFLECTED IN VALUATION

RTI DL RELEASE - DIRM

If Amended, the unadjusted valuation is changed from $3,300,000 to

And if applicable the DSI amount (DatePaid) is Granted / changed to

And if applicable the DSI amount (DatePaid) is Granted / changed to

And if applicable the DSI amount (DatePaid) is Granted / changed to

Delegate Notes, to be updated in QVAS:

QVAS ACTION

Decision entered Y/N	**Reasons entered Y/N**	**Valuation(s) entered Y/N**
PLU updated Y/N	**AVLU updated Y/N**	**Zone updated Y/N**
Valuation superseded Y/N	**Further Action Request attached Y/N**	**QVAS Valuer notes entered Y / N**
Action Completed By:	**DATE:**	

VALUER ACTION SHEET – OBJECTION TO UNADJUSTED VALUATION

Local Government: (1000/08) BCC-HAMILTON	**Property ID:**1126837 **Address:** 11 CURTIN AV, HAMILTON QLD 4007 **Area:** 5977 M2	**Grievance ID:**20108185
PLU:(36) LIGHT INDUSTRY	**AVLU:**(450) INDUSTRIAL	**Zoning:**37 WAREHOUSE AND TRANSPORT
PVM:NON-RURAL	**Valuation Date:**01/10/2013	**Value:**$2,200,000
Issue Date:12/03/2014	**Previous or Concurrent Objection/Appeal** [Y] / N	**Interim** / [**Annual**]

NOTES AND RECOMMENDATION BY VALUER

Claim: $1,900,000 (318**per** [**sqm**] / **ha**)	**DNRM Value:** $2,200,000 (368**per** [**sqm**] / **ha**)[1]

Brief comment on Grounds: (relevant to Valuation):
This property is located within the former UDLA development area. There has been restrictions placed in the use, access and redevelopment of all the allotments along this section on Curtin Avenue. These properties, including the subject, were reduced last year in order to adjust for for the restrictions. Some of the properties have outstanding appeals on them and what ever is agreed to will be followed through for all thusly affected properties. However as a allowance has already been made for the restrictions objections in this street will be disallowed untill there is a further judgement.

Relativity Issues: (Map Attached):

Sales Basis:

Address	Area	Date	Price (Rate)
168 BLUESTONE CRCT, SEVENTEEN MILE ROCKS Q...	3320 M2	27/08/2012	$1,132,120
Comment: Overall Inferior. Analysed Price(SV): $1,029,200. Applied SV: $930,000. Inferior location and slightly smaller allotment. Overall inferior.			
67 RADLEY ST, VIRGINIA QLD 4014	4047 M2	27/02/2012	$1,265,000
Comment: Overall Inferior. Analysed Price(SV): $1,298,983. Applied SV: $1,200,000. Slightly larger allotment in infrior location. Overall inferior.			
50-80 SOUTHLINK ST, PARKINSON QLD 4115	3840 M2	02/09/2011	$1,119,360
Comment: Overall Inferior. Analysed Price(SV): $1,017,600. Applied SV: $945,000. Slightly smaller allotment and in inferior location. Overall inferior.			

Associated Issues/Comments for Delegate:
The properties along Curtin Ave are the subject of several consecutive years of objections which have had PC's and will more than likely end up in a full court hearing. The main issue is of the reliability of the sale at 20 Curtin Ave, where the department's investigations indicate that the sale is unreliable as a guide to market value.

Valuation Recommendation:	Lapsed	[Disallow]	Disallow & amend	Allow
Valuation amendment:	Change from $2,200,000 to			

Name: L Creber	**Signature:**	**Date:**16/06/2014

RTDL RELEASE - DNRM

[1] CIMR props only

PID:1126837 Grievance ID:20108185

DECISION BY DELEGATE

Delegate of Valuer-General: Signature.....

Position: Date.....

This objection is	LAPSED	~~DISALLOWED~~	DISALLOWED and AMENDED:	ALLOWED

Objection Allowed

A14	RELATIVITY NOT APPROPRIATE
A15	MARKET DOES NOT SUPPORT VALUE
A16	ERROR/OMISSION IN CALCULATION
A17	ALLOWANCE FOR ADVERSE CHARACTERISTICS
A18	UNRECORDED DISABILITY
A19	SINGLE DWELLING HOUSE
A20	BUSINESS OF FARMING
A21	ALLOWANCE FOR PLANNING/ORD/BY LAWS
A22	ALLOWANCE FOR COUNTRY CLASSIFICATION
A23	ALLOWANCE FOR CARRYING CLASSIFICATION
A24	ALLOWANCE FOR WATER ENTITLEMENT
A25	ALLOWANCE FOR UNIQUE CHARACTERISTICS
A26	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES
A35	**DECISION ONLY RELATED TO DSI GROUNDS ***

* Only select A35 when Ground 4 is the only ground for objection

Objection Disallowed

D13	GROUNDS NOT RELATED TO VALUE
D14	RELATIVITY APPROPRIATE
D15	MARKET SUPPORTS VALUE
D16	INCREASE IN RATES/RENT/TAXES NOT VALID
~~D17~~	ALLOWANCE ALREADY MADE FOR DISABILITIES
D18	FARMING CONCESSION DOES NOT APPLY
D19	SINGLE DWELLING HOUSE DOES NOT APPLY
D21	RELATIVITY CITED NOT COMPARABLE
D22	SALES PROPERTIES CITED NOT COMPARABLE
D23	SEPARATE VALUATIONS REQUIRED
D24	FURTHER ACTION APPLICABLE
D25	ALLOWANCE ALREADY MADE FOR PLANNING/ORD/BY LAWS
D26	ALLOWANCE FOR VEGETATION MGMT ISSUES ALREADY MADE
D27	ALLOWANCE FOR WATER ENTITLEMENTS ALREADY MADE
D28	OTHER LEGISLATION
D29	CONTAMINATED LAND
D30	HERITAGE ISSUES
D31	VALUATION CORRECT UNDER LVA
D35	**DECISION ONLY RELATED TO DSI GROUNDS***

* Only select D35 when Ground 4 is the only ground for objection

Objection Disallowed and amended

D100	RELATIVITY NOT APPROPRIATE
D101	MARKET DOES NOT SUPPORT VALUE
D102	ERROR/OMISSION IN CALCULATION
D103	ALLOWANCE FOR ADVERSE CHARACTERISTICS
D104	UNRECORDED DISABILITY
D105	SINGLE DWELLING HOUSE
D106	BUSINESS OF FARMING
D107	ALLOWANCE FOR PLANNING/ORD/BY LAWS
D108	ALLOWANCE FOR PLANNING/ORD/BY LAWS
D109	ALLOWANCE FOR CARRYING CAPACITY
D110	ALLOWANCE FOR WATER ENTITLEMENT
D111	ALLOWANCE FOR UNIQUE CHARACTERISTICS
D112	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES

DSI Deduction Decision Reason

G01	GRANTED SITE IMPROVEMENTS

DSI Deduction Decision Reason

D01	IMPROVEMENTS SPECIFIED ARE NOT SITE IMPROVEMENTS
D02	DEDUCTION ALREADY GRANTED
D03	OWNER DOES NOT HAVE RIGHT TO APPLY
D04	PAID DATE PRIOR TO STATUTORY TIMEFRAME
D05	OWNER CHOOSES OFFSET ALLOWANCE
D06	IMPROVEMENTS ARE ELIGIBLE BUT DO NOT ADD VALUE
D07	IMPROVEMENTS GRANTED NOT REFLECTED IN VALUATION

RTI DL RELEASE - DNRM

If Amended, the unadjusted valuation is changed from $2,200,000 to

And if applicable the DSI amount (DatePaid) is Granted / changed to

And if applicable the DSI amount (DatePaid) is Granted / changed to

And if applicable the DSI amount (DatePaid) is Granted / changed to

Delegate Notes, to be updated in QVAS:

QVAS ACTION

Decision entered Y/N	**Reasons entered Y/N**	**Valuation(s) entered Y/N**
PLU updated Y/N	**AVLU updated Y/N**	**Zone updated Y/N**
Valuation superseded Y/N	**Further Action Request attached Y/N**	**QVAS Valuer notes entered Y / N**
Action Completed By:	**DATE:**	

Release

Form 58a-3v4

VALUER ACTION SHEET – OBJECTION TO UNADJUSTED VALUATION

Local Government: (1000/08) BCC-HAMILTON	**Property ID:**41252942 **Address:** 11 CURTIN AV, HAMILTON QLD 4007 **Area:** 1.0082 HA		**Grievance ID:**20109542
PLU:(36) LIGHT INDUSTRY	**AVLU:**(450) INDUSTRIAL		**Zoning:**37 WAREHOUSE AND TRANSPORT
PVM:NON-RURAL	**Valuation Date:**01/10/2014		**Value:**$3,300,000
Issue Date:11/03/2015	**Previous or Concurrent Objection/Appeal** [Y] / N	**Interim** /	**Annual**

NOTES AND RECOMMENDATION BY VALUER

Claim:	$2,500,000 (248**per** [sqm] / **ha**)	**DNRM Value:** $3,300,000 (327**per** [sqm] / **ha**)[1]	

Brief comment on Grounds: (relevant to Valuation):

This property is located within the former UDLA development area now under the control of EDQ. There has been restrictions placed on the use, access and redevelopment of all the allotments along this section on Curtin Avenue. These properties, including the subject, were reduced last year in order to adjust for the restrictions. However as an allowance has already been made for the restrictions objections in this street will be disallowed as it is considered that the properties disadvantages have been fully recognised.

Ground 1:

The sale presented is 160 Curtin Ave West, Eagle Farm. The owner states that the property is 400m away from the subject site in the same street, (disagree, from nearest boundry to nearest boundry it is 620m), It has two street access including direct access to Kingsford Smith Drive Via Theodore Street. There is agreement on the purchase price, improvements and applied value. The Agent then states that "the zoning on this site is less more generous and includes both commercial offices, showrooms and light industry." Comment: The zoning on the sale is Industry Investigation, and the zoning on the subject is Emerging Communities. The concept plans for the redevelopment of the area show the sale as continuing use as industrial and the subject as being mixed use centre.

Ground 2:

The agent states as follows:

* The subject has pending road closures at the Remora Road end of Curtin Avenue West thus eliminating direct access to Kingsford Smith Drive. Comment: The road closure is imenient, however a road ajacent to the subject, Finnegan Street, is under constructuion and will result in the property becoming a corner allotment.
* The state gonvernment has also barricaded the median strip immediately outside the subject site thus reducing the on street car parking in the area as well as preventing accesss to the subject by larger vehicles due to the fact that the barricade has reduced the turning circle for very large trucks and greatly reduced the manoeuvering capabilities for trucks at the entrances to the site. Comment: This issue has been delt with over several objections over the last few years and considered to have been fully recognised in the valuation. The result of this has been agreed to by the property owner previously. The department however on many inspections has not seen the issues to be as great as ascerted. It should also be noted that this objection is the result of an amalgamation request by the owner where he provides evidence by way of a lease that the property is being used as parking for airport communiters. Generally this use would not be consistent with a high degree of large truck clientell.

*The subject site is part of a transitional situation with respect to land uses whereby only existing uses are allowed to continue and new general industry uses would require development approval. Redevelopment of the sites for any form of industrial use is not allowable. Comment: This isssue has been delt with over several objections over that last few years and considered to have been fully recognised in the valuation. The result of this has been agreed to by the property owner previously.

Ground 3:

Relativity

44 Curtin Ave West Eagle Farm - Area 1.068ha site value $2,600,000. This site is directly across the road from the subject site there are no reasons that would suggest that there should be a $700 000 discrepancy between the two sites.

Comment: This property is a single site and has been valued as such, it is also of far inferior shape. The subject has been valued as sites less bulk as per departmental proceedure. Please refer to Work Instruction:

Maintenance Valuations under the Land Valuation Act 2010 Version 2.00 where it states: " Where the case exists that the highest use of the property is still as individual lots the valuation may be arrived at through the addition of the individual lot values less an appropriate amount for bulk holding. The allowance for bulk holding should be supported by the market, however any amount over 20% must be approved by the Specialist Coordinating Valuer in line with Valuation Guidelines set by the SVS." (page 16).

32 Macarthur Ave Hamilton - Area 1 ha Site value $2,700,000. This site adjoins the subject site along the its rear boundary.

RTI DL RELEASE - DNRM

[1] CIMR props only

it is superior in every respect including but not limited to no pending road closures, no restrictions along the medial strip, no restrictions on parking, no barricades preventing and or restricting access to the site. Comment: This site has a contaminations issue and is a single site and has been valued as such. The subject has been valued as sites less bulk as per departmental proceedure. Please refer to Work Instruction:
Maintenance Valuations under the Land Valuation Act 2010 Version 2.00 where it states: " Where the case exists that the highest use of the property is still as individual lots the valuation may be arrived at through the addition of the individual lot values less an appropriate amount for bulk holding. The allowance for bulk holding should be supported by the market, however any amount over 20% must be approved by the Specialist Coordinating Valuer in line with Valuation Guidelines set by the SVS." (page 16).
Other matters:
The state government controls in excess of 90% of the land in the immediate area and due to their negligence and total disregard for other landlords and businesses in the immediate area have systematically engaged in pedatory pricing where by properties are being lease at anything up to half normal commercial rental in the area. This type of predatory pricing has reduced the market rentals in the area which directly impacts on valuations. By way of example 240 Macarthur Ave, currental rental $628,000 per annum which is about $400 000 lower than a realistic commercial rental. Comment: This issue has been investigated with the previous authority, UDLA, who informed us that the leases in place were at rentals consistent with the conditions of the leases including, but not limited to, time frames.

Relativity Issues: (Map Attached):
Nil

Sales Basis:

Address	Area	Date	Price (Rate)
66 HUGH ST, PINKENBA QLD 4008	5503 M2	15/08/2013	$1,998,315
Comment: Overall Inferior. Analysed Price(SV): $1,816,650, Rate$/m2: $330.12. Applied SV: $1,700,000, Rate$/m2: $308.92. Inferior located site, however relevant in size to individual properties.			
67 RADLEY ST, VIRGINIA QLD 4014	4047 M2	27/02/2012	$1,265,000
Comment: Overall Inferior. Analysed Price(SV): $1,298,983, Rate$/m2: $320.97. Applied SV: $1,200,000, Rate$/m2: $296.52. Inferior located site, however relevant in size to individual properties.			
19 GUARDHOUSE RD, NORTHGATE QLD 4013	5423 M2	27/05/2014	$2,200,000
Comment: Overall Inferior. Analysed Price(SV): $2,000,000, Rate$/m2: $368.80. Applied SV: $1,800,000, Rate$/m2: $331.92. Inferior located site, however relevant in size to individual properties.			

Associated Issues/Comments for Delegate:
This is an objection as a result of the amalgamation of the valuation at the request of the property owner. The properties that were amalgamated had been the subject of several objections and appeals that were settled during the 2013 objection process. The agreed individual valuations on the two properties amalgamated at the property owners request were added then given a bulk allowance as per correct protocall.

It is worth noting on the EDQ masterplan for the area the sale mentioned at 160 Curtin Ave remains as industrial however the subject is redeveloped as H.D. Residential. It is also worth noting that although there is a road closure of the Western End of Curtin Ave, a new street, Finnegan Street, is to be constructed which will make the subject a corner allotment. The new effect of this is seen as positive, not detrimental.

Valuation Recommendation:	Lapsed	~~Disallow~~	Disallow & amend	Allow
Valuation amendment:	Change from $3,300,000 to			

Name: L Creber	**Signature:**	**Date:** 28/04/2015

RTI DL RELEASE-DNRM

PID:41252942 Grievance ID:20109542

DECISION BY DELEGATE

Delegate of Valuer-General:S Lanchester Signature.....

Position: Principal Valuer Date.....

This objection is	LAPSED	~~DISALLOWED~~	DISALLOWED and AMENDED:	ALLOWED

Objection Allowed

A14	RELATIVITY NOT APPROPRIATE
A15	MARKET DOES NOT SUPPORT VALUE
A16	ERROR/OMISSION IN CALCULATION
A17	ALLOWANCE FOR ADVERSE CHARACTERISTICS
A18	UNRECORDED DISABILITY
A19	SINGLE DWELLING HOUSE
A20	BUSINESS OF FARMING
A21	ALLOWANCE FOR PLANNING/ORD/BY LAWS
A22	ALLOWANCE FOR COUNTRY CLASSIFICATION
A23	ALLOWANCE FOR CARRYING CLASSIFICATION
A24	ALLOWANCE FOR WATER ENTITLEMENT
A25	ALLOWANCE FOR UNIQUE CHARACTERISTICS
A26	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES
A35	**DECISION ONLY RELATED TO DSI GROUNDS ***

* Only select A35 when Ground 4 is the only ground for objection

Objection Disallowed

D13	GROUNDS NOT RELATED TO VALUE
~~D14~~	RELATIVITY APPROPRIATE
~~D15~~	MARKET SUPPORTS VALUE
D16	INCREASE IN RATES/RENT/TAXES NOT VALID
~~D17~~	ALLOWANCE ALREADY MADE FOR DISABILITIES
D18	FARMING CONCESSION DOES NOT APPLY
D19	SINGLE DWELLING HOUSE DOES NOT APPLY
D21	RELATIVITY CITED NOT COMPARABLE
D22	SALES PROPERTIES CITED NOT COMPARABLE
D23	SEPARATE VALUATIONS REQUIRED
D24	FURTHER ACTION APPLICABLE
~~D25~~	ALLOWANCE ALREADY MADE FOR PLANNING/ORD/BY LAWS
D26	ALLOWANCE FOR VEGETATION MGMT ISSUES ALREADY MADE
D27	ALLOWANCE FOR WATER ENTITLEMENTS ALREADY MADE
D28	OTHER LEGISLATION
D29	CONTAMINATED LAND
D30	HERITAGE ISSUES
D31	VALUATION CORRECT UNDER LVA
D35	**DECISION ONLY RELATED TO DSI GROUNDS***

* Only select D35 when Ground 4 is the only ground for objection

Objection Disallowed and amended

D100	RELATIVITY NOT APPROPRIATE
D101	MARKET DOES NOT SUPPORT VALUE
D102	ERROR/OMISSION IN CALCULATION
D103	ALLOWANCE FOR ADVERSE CHARACTERISTICS
D104	UNRECORDED DISABILITY
D105	SINGLE DWELLING HOUSE
D106	BUSINESS OF FARMING
D107	ALLOWANCE FOR PLANNING/ORD/BY LAWS
D108	ALLOWANCE FOR PLANNING/ORD/BY LAWS
D109	ALLOWANCE FOR CARRYING CAPACITY
D110	ALLOWANCE FOR WATER ENTITLEMENT
D111	ALLOWANCE FOR UNIQUE CHARACTERISTICS
D112	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES

DSI Deduction Decision Reason

G01	GRANTED SITE IMPROVEMENTS

DSI Deduction Decision Reason

D01	IMPROVEMENTS SPECIFIED ARE NOT SITE IMPROVEMENTS
D02	DEDUCTION ALREADY GRANTED
D03	OWNER DOES NOT HAVE RIGHT TO APPLY
D04	PAID DATE PRIOR TO STATUTORY TIMEFRAME
D05	OWNER CHOOSES OFFSET ALLOWANCE
D06	IMPROVEMENTS ARE ELIGIBLE BUT DO NOT ADD VALUE
D07	IMPROVEMENTS GRANTED NOT REFLECTED IN VALUATION

RTI DL RELEASE DIRM

If Amended, the unadjusted valuation is changed from $3,300,000 to

And if applicable the DSI amount (DatePaid) is Granted / changed to

And if applicable the DSI amount (DatePaid) is Granted / changed to

And if applicable the DSI amount (DatePaid) is Granted / changed to

Delegate Notes, to be updated in QVAS:

QVAS ACTION

Decision entered Y/N	**Reasons entered Y/N**	**Valuation(s) entered Y/N**
PLU updated Y/N	**AVLU updated Y/N**	**Zone updated Y/N**
Valuation superseded Y/N	**Further Action Request attached Y/N**	**QVAS Valuer notes entered Y / N**
Action Completed By:	**DATE:**	

Queensland Government

QVAS

Property Details Report

21/04/2015 16:22:24

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

THE INFORMATION CONTAINED IN THIS REPORT INCORPORATES DATA OBTAINED FROM EXTERNAL & INTERNAL SOURCES OF THIS DEPARTMENT.
WHILST SOME VERIFICATION OCCURS AT THE TIME OF PROCESSING, THE DEPARTMENT IS UNABLE TO GUARANTEE THE ACCURACY OF SUCH INFORMATION.
THEREFORE, ANY PERSON PURCHASING THIS REPORT SHOULD CONDUCT THEIR OWN INVESTIGATION & ANALYSIS OF THE INFORMATION AND DETERMINE
ITS SUITABILITY FOR THEIR PURPOSE. INFORMATION DERIVED FROM THIS REPORT IS NOT TO BE USED FOR DIRECT MARKETING PURPOSES.

Property Status: Active
District: BRISBANE
Office: BNE:BRISBANE
LG/Div: 1000/08 BCC-HAMILTON **Property ID:** 41252942 **WTR:** 4373 **Previous Ref:** 1126837

Property Name:
Property Addr: 11 CURTIN AV, HAMILTON QLD 4007

Owner (VOLA): ROEBIG INVESTMENTS PTY LTD AS TTE
Service Addr: 3 / 723 SANDGATE RD, CLAYFIELD QLD 4011
Others: N

RPD: L883 SL4711 & L879 SL9157:PAR TOOMBUL
Area/Vol: 1.0082 HA

Indicative Planning: 37 WAREHOUSE AND TRANSPORT
Primary Land Use: 36 LIGHT INDUSTRY **Secondary Land Use:** 0 NONE
Property Type: ISSUING **Property Tenure:** FREEHOLD **Property Valuation Method:** NON-RURAL

VALUATION INFORMATION

ISSUING	SV	**D/Effect:** 30/06/2014	**D/Valn:** 01/10/2013	**Value:** $3,300,000	**S/C:** 11	**D/Issue:** 11/03/2015
ISSUING	SV	**D/Effect:** 30/06/2015	**D/Valn:** 01/10/2014	**Value:** $3,300,000	**S/C:** 11	**D/Issue:** 11/03/2015

GENERAL PROPERTY INFORMATION

Contamination: N **Business:** Y **No Water:** N
Heritage Listed: N **Benchmark Property:** N **No Sewerage:** N
Easement Effect: N **Manual Adj at Reval:** N **Time Share:** N

As Valued Land Use: 450 INDUSTRIAL
SMA: 404 EAGLEFARM WEST
Sale Date: **Sale Price:** $0 **Sale Type:** NONE
Subleased: N

General Notes:
Valuer Notes:

RTI DL RELEASE - DNRM

Number of Records Printed: 1

End of Report

Releas

Assessment of Objection for Defects Form (Version 14) *(Sections 114 to 116 Land Valuation Act 2010)*

Objection Received: 20/04/2015 | **Grievance ID: 20109543**

(a) Form 58U ☐ (b) Form 58S ☒ Site Improvement Deduction application ☐ Letter ☐ Online ☒

ANNUAL / MAINTENANCE

Property ID: 41252942 **Valuer: CREBERL**

If the objector has indicated inclusion of attachments; are they attached? **YES / NO / NA**

Identify objection validity.				
Check the Valuation Amount, Property Details, Date of Valuation & the Date of Effect. Can the valuation being objected to be identified and can you confirm that it has not been superseded?			YES	NO
Received within applicable timeframe (i.e. 60 days from Date of Issue of Valuation)? S109 – 111 ▪ **If NO**, Late Objection conditions apply. S111(4)			YES	NO
Is this the first and only objection lodged for this particular valuation? S105(4) ▪ **If YES,** go straight to Section 2 ▪ **If NO**, go to next question			YES	NO
If a separate objection is lodged against the associated rental record - are the valuation amounts on both objections different? S105(3)			YES N/A	NO

Relevant section of the form	**Check the following**	**Initial Assessment compliance YES**	**Initial Assessment compliance NO**	**Final Assessment compliance YES**	**Final Assessment compliance NO**
Section 1 S113(1)(b)	Property details completed sufficiently to identify the property?	✓			
Section 2 S113(1)(a) & S153(2)	Is the objector's address for service provided?	✓			
Section 3 S113(1)(c)	If the valuation amount is greater than $750,000, is the landowners estimated valuation amount completed?	✓			
Section 4 Grounds of objection S113(1)(d) & (e)					
Ground 1 S113(1) (f)	If this is identified as a ground of objection are the following provided: • details of at least 1 property sale **AND** • has objector provided a comparison between the sale and their property **OR** • A Statement that the market comprises no sales	✓			
Ground 2 S113(1)(d) & (e)	If this is identified as a ground of objection, has supporting information or details been provided to support this?	✓			
Ground 3 S113(1)(d) & (e)	If this is identified as a ground of objection, has supporting information or details been provided to support this? *Note: You will need to refer to requirements listed in the Landowner's guide to deductions for site improvements – statutory land valuations.*	✓			
Ground 4 (Application for a deduction application for site improvements) All Ground 4 – S113(2)	Has this has been identified as a ground of objection? If yes, please complete the ground compliance test below	YES		N/A	
	• was the objector the owner at the time the subject improvements were made? S40				
	• amount objector claims?				
	• full details of the site improvements including costs of the improvement works?				
	• who carried out the works?				
	• dates when the works were finished?				
	• evidence that the applicant paid for the improvements in the last 12 yrs and of when payment was made?				
	• all documents in their possession or control relating to the cost of the improvement works ?				
Ground Compliance	Is there at least one compliant ground of objection with supporting information? *Note: If there is not at least one compliant ground the objection is not Properly Made.*	✓			

RTI DL RELEASE - DNRM

Relevant section of the form	Check the following	Initial Assessment compliance YES	Initial Assessment compliance NO	Final Assessment compliance YES	Final Assessment compliance NO
Section 5/6 S112(1)(b)	If using an agent, has the objection been signed by both owner and agent; or if not, has a separate signed letter of consent been attached?	✓			
	If objection is lodged by an owner - is this section signed by one or more owners? (If lodged online, ownership validation has already occurred, please state N/A for this section)	✓			
	If owner is a body corporate – signed by an office holder in the body corporate or under the official seal of the body corporate?				

Initial assessment – please tick the appropriate option from each column

Compliance	
Properly Made (all grounds compliant)	☑
Properly Made (with non-compliant ground/s)	☐
Not Properly Made	☐

Validity	
Valid	☑
Out of Time (Late)	☐
Improper	☐
Superseded S148	☐
Out of Time (Invalid)	☐
Multiple lodgement	☐
Rental – identical to Issuing record	☐
Body Corporate aka BUP/GTP S69(2)	☐

RTI DL RELEASE - DNRM

Initial Assessment of Objection for Defects Decision Maker:

Name: Theresa Dunn Senior Land Officer ..... Delegation 6 Category 1-8 ... Signed s.ch4p4(6) Personal information ..... Date: 21 / 4 / 15

☐ **Correction Notice Sent**

Name: ..... Delegation ..... Signed ..... Date: / /
Category 1-7

Objection Resubmission

☐ Objection resubmitted Date: / /

☐ Objection resubmitted outside of 28 day period S116(2)(a)(iv) Date: / /

☐ No reply to correction notice in 28 day period S117

Final Assessment of Objection

☐ Properly Made

☐ Properly Made with non-compliant grounds

☐ Not Properly Made

Final Properly Made Decision Maker: *(only applicable where a correction notice has been issued)*

Name: ..... Delegation ..... Signed ..... Date: / /
Category 1-7

☐ **Notice of Consequence Sent:** / / s119

Name: ..... Delegation ..... Signed ..... Date: / /
Category 1-7

LA/Div	1000/08	Valn No	4373			Notes	ULDA have advised they would not allow any redevelopment of the site for industrial purposes. Access difficulties.
Date Valuation	1/10/2013	Issued Value	$1,950,000				
Property Name		Area	5,977 m2	SMA	7		
Prop Address	11 CURTIN AV	PLU	36	SLU	0	AVLU	450
No Units or NLA	_m2 unit	GFA	m2	Zoning	37		
RPD	L883 SL4711:PAR TOOMBUL	Heritage		Character			
Owners	ROEBIG INVESTMENTS PTY LTD;	Comments (Herit/Char)					

Override Value	$0	No Round:	$326.25	/m2		/m2(NLA)		/m2(GFA)	
Calc'd/Rounded Value	$1,950,000		$326.25	/m2		/m2(NLA)		/m2(GFA)	

Line	Quantity	Rate	Allow1	Fact1	Allow2	Fact2	Allow3	Fact3	Allow4	Fact4	Bulk	Total	F
10	5977		365 ACCESS/Tow	0.9		1		1		1	1	1,963,445	

Print Add New Calc Search Delete Record Copy Record Main Menu 1,963,445

RTI DL RELEASE - DNRM

LG 1000|08 WTR 4373

Assessment of Objection for Defects Form (Version 14) *(Sections 114 to 116 Land Valuation Act 2010)*

Objection Received: 12 / 5 / 2014 **Grievance ID:** 2010 8185

(a) Form 58U ☐ (b) Form 58S ☑ Site Improvement Deduction application ☐ Letter ☐ Online ☐

ANNUAL / MAINTENANCE

Property ID: 1126837 **Valuer:** L CREBER

If the objector has indicated inclusion of attachments; are they attached? (YES) / NO / NA

Identify objection validity.				
Check the Valuation Amount, Property Details, Date of Valuation & the Date of Effect. Can the valuation being objected to be identified and can you confirm that it has not been superseded?		(YES)		NO
Received within applicable timeframe (i.e. 60 days from Date of Issue of Valuation)? S109 – 111 ▪ **If NO**, Late Objection conditions apply. S111(4)		(YES)		NO
Is this the first and only objection lodged for this particular valuation? S105(4) ▪ **If YES,** go straight to Section 2 ▪ **If NO**, go to next question		(YES)		NO
If a separate objection is lodged against the associated rental record - are the valuation amounts on both objections different? S105(3)		YES	(N/A)	NO

Relevant section of the form	**Check the following**	**Initial Assessment compliance YES**	**Initial Assessment compliance NO**	**Final Assessment compliance YES**	**Final Assessment compliance NO**
Section 1 S113(1)(b)	Property details completed sufficiently to identify the property?	✓			
Section 2 S113(1)(a) & S153(2)	Is the objector's address for service provided?	✓			
Section 3 S113(1)(c)	If the valuation amount is greater than $750,000, is the landowners estimated valuation amount completed?	✓			
Section 4 Grounds of objection S113(1)(d) & (e)					
Ground 1 S113(1) (f)	If this is identified as a ground of objection are the following provided: • details of at least 1 property sale **AND** • has objector provided a comparison between the sale and their property **OR** • A Statement that the market comprises no sales	✓			
Ground 2 S113(1)(d) & (e)	If this is identified as a ground of objection, has supporting information or details been provided to support this?	✓			
Ground 3 S113(1)(d) & (e)	If this is identified as a ground of objection, has supporting information or details been provided to support this? *Note: You will need to refer to requirements listed in the Landowner's guide to deductions for site improvements – statutory land valuations.*	✓			
Ground 4 (Application for a deduction application for site improvements) All Ground 4 – S113(2)	Has this has been identified as a ground of objection? If yes, please complete the ground compliance test below	YES		(N/A)	
	• was the objector the owner at the time the subject improvements were made? S40				
	• amount objector claims?				
	• full details of the site improvements including costs of the improvement works?				
	• who carried out the works?				
	• dates when the works were finished?				
	• evidence that the applicant paid for the improvements in the last 12 yrs and of when payment was made?				
	• all documents in their possession or control relating to the cost of the improvement works ?				
Ground Compliance	Is there at least one compliant ground of objection with supporting information? *Note: If there is not at least one compliant ground the objection is not Properly Made.*	✓			

RTDL RELEASE - DNRM

Relevant section of the form	Check the following	Initial Assessment compliance YES	Initial Assessment compliance NO	Final Assessment compliance YES	Final Assessment compliance NO
Section 5/6 S112(1)(b)	If using an agent, has the objection been signed by both owner and agent; or if not, has a separate signed letter of consent been attached?	✓			
	If objection is lodged by an owner - is this section signed by one or more owners? (If lodged online, ownership validation has already occurred, please state N/A for this section)	—			
	If owner is a body corporate – signed by an office holder in the body corporate or under the official seal of the body corporate?	—			

Initial assessment – please tick the appropriate option from each column

Compliance	
Properly Made (all grounds compliant)	☑
Properly Made (with non-compliant ground/s)	☐
Not Properly Made	☐

Validity	
Valid	☑
Out of Time (Late)	☐
Improper	☐
Superseded S148	☐
Out of Time (Invalid)	☐
Multiple lodgement	☐
Rental – identical to Issuing record	☐
Body Corporate aka BUP/GTP S69(2)	☐

RTI DL RELEASE - DNRM

Initial Assessment of Objection for Defects Decision Maker:

Name: T. J. WILKINSON Delegation 6 Signed .... Date: 27/5/14

Category 1-8

sch4p4(6) Personal information

☐ **Correction Notice Sent**

Name: ..... Delegation ..... Signed .....Date: / /

Category 1-7

Objection Resubmission

☐ Objection resubmitted Date: / /

☐ Objection resubmitted outside of 28 day period S116(2)(a)(iv) Date: / /

☐ No reply to correction notice in 28 day period S117

Final Assessment of Objection

☐ Properly Made

☐ Properly Made with non-compliant grounds

☐ Not Properly Made

Final Properly Made Decision Maker: *(only applicable where a correction notice has been issued)*

Name: ..... Delegation ..... Signed .....Date: / /

Category 1-7

☐ **Notice of Consequence Sent:** / / s119

Name: ..... Delegation ..... Signed .....Date: / /

Category 1-7

VALUER ACTION SHEET – OBJECTION TO UNADJUSTED VALUATION

Local Government: (1000/08) BCC-HAMILTON	**Property ID:**1126837 **Address:** 11 CURTIN AV, HAMILTON QLD 4007 **Area:** 5977 M2	**Grievance ID:**20108185
PLU:(36) LIGHT INDUSTRY	**AVLU:**(450) INDUSTRIAL	**Zoning:**37 WAREHOUSE AND TRANSPORT
PVM:NON-RURAL	**Valuation Date:**01/10/2013	**Value:**$2,200,000
Issue Date:12/03/2014	**Previous or Concurrent Objection/Appeal** [Y] / N	**Interim** / [**Annual**]

NOTES AND RECOMMENDATION BY VALUER

Claim: $1,900,000 (318**per** [sqm] / **ha**) **DNRM Value:** $2,200,000 (368**per** [s] / **ha**)[1]

Brief comment on Grounds: (relevant to Valuation):
This property is located within the former UDLA development area. There has been restrictions placed in the use, access and redevelopment of all the allotments along this section on Curtin Avenue. These properties, including the subject, were reduced last year in order to adjust for for the restrictions. Some of the properties have outstanding appeals on them and what ever is agreed to will be followed through for all thusly affected properties. However as a allowance has already been made for the restrictions objections in this street will be disallowed untill there is a further judgement.

Relativity Issues: (Map Attached):

Sales Basis:

Address	Area	Date	Price (Rate)
168 BLUESTONE CRCT, SEVENTEEN MILE ROCKS Q...	3320 M2	27/08/2012	$1,132,120
Comment: Overall Inferior. Analysed Price(SV): $1,029,200. Applied SV: $930,000. Inferior location and slightly smaller allotment. Overall inferior.			
67 RADLEY ST, VIRGINIA QLD 4014	4047 M2	27/02/2012	$1,265,000
Comment: Overall Inferior. Analysed Price(SV): $1,298,983. Applied SV: $1,200,000. Slightly larger allotment in infrior location. Overall inferior.			
50-80 SOUTHLINK ST, PARKINSON QLD 4115	3840 M2	02/09/2011	$1,119,360
Comment: Overall Inferior. Analysed Price(SV): $1,017,600. Applied SV: $945,000. Slightly smaller allotment and in inferior location. Overall inferior.			

Associated Issues/Comments for Delegate:
The properties along Curtin Ave are the subject of several consecutive years of objections which have had PC's and will more than likely end up in a full court hearing. The main issue is of the reliability of the sale at 20 Curtin Ave, where the department's investigations indicate that the sale is unreliable as a guide to market value.

Valuation Recommendation:	Lapsed	[Disallow]	Disallow & amend	Allow
Valuation amendment:	Change from $2,200,000 to			

Name: L Creber	**Signature:** sch4p4(6) Personal information	**Date:**16/06/2014

RTI DL RELEASE - DNRM

[1] CIMR props only

PID:1126837 Grievance ID:20108185

DECISION BY DELEGATE

sch4p4(6) Personal information

Delegate of Valuer-General: Signature..... sch4p4(6) Personal information

Position: sch4p4(6) Personal information Date..... 8/7/14

This objection is	LAPSED	~~DISALLOWED~~	DISALLOWED and AMENDED:	ALLOWED

Objection Allowed

A14	RELATIVITY NOT APPROPRIATE
A15	MARKET DOES NOT SUPPORT VALUE
A16	ERROR/OMISSION IN CALCULATION
A17	ALLOWANCE FOR ADVERSE CHARACTERISTICS
A18	UNRECORDED DISABILITY
A19	SINGLE DWELLING HOUSE
A20	BUSINESS OF FARMING
A21	ALLOWANCE FOR PLANNING/ORD/BY LAWS
A22	ALLOWANCE FOR COUNTRY CLASSIFICATION
A23	ALLOWANCE FOR CARRYING CLASSIFICATION
A24	ALLOWANCE FOR WATER ENTITLEMENT
A25	ALLOWANCE FOR UNIQUE CHARACTERISTICS
A26	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES
A35	**DECISION ONLY RELATED TO DSI GROUNDS ***

* Only select A35 when Ground 4 is the only ground for objection

Objection Disallowed

D13	GROUNDS NOT RELATED TO VALUE
D14	RELATIVITY APPROPRIATE
D15	MARKET SUPPORTS VALUE
D16	INCREASE IN RATES/RENT/TAXES NOT VALID
~~D17~~	ALLOWANCE ALREADY MADE FOR DISABILITIES
D18	FARMING CONCESSION DOES NOT APPLY
D19	SINGLE DWELLING HOUSE DOES NOT APPLY
D21	RELATIVITY CITED NOT COMPARABLE
D22	SALES PROPERTIES CITED NOT COMPARABLE
D23	SEPARATE VALUATIONS REQUIRED
D24	FURTHER ACTION APPLICABLE
D25	ALLOWANCE ALREADY MADE FOR PLANNING/ORD/BY LAWS
D26	ALLOWANCE FOR VEGETATION MGMT ISSUES ALREADY MADE
D27	ALLOWANCE FOR WATER ENTITLEMENTS ALREADY MADE
D28	OTHER LEGISLATION
D29	CONTAMINATED LAND
D30	HERITAGE ISSUES
D31	VALUATION CORRECT UNDER LVA
D35	**DECISION ONLY RELATED TO DSI GROUNDS***

* Only select D35 when Ground 4 is the only ground for objection

Objection Disallowed and amended

D100	RELATIVITY NOT APPROPRIATE
D101	MARKET DOES NOT SUPPORT VALUE
D102	ERROR/OMISSION IN CALCULATION
D103	ALLOWANCE FOR ADVERSE CHARACTERISTICS
D104	UNRECORDED DISABILITY
D105	SINGLE DWELLING HOUSE
D106	BUSINESS OF FARMING
D107	ALLOWANCE FOR PLANNING/ORD/BY LAWS
D108	ALLOWANCE FOR PLANNING/ORD/BY LAWS
D109	ALLOWANCE FOR CARRYING CAPACITY
D110	ALLOWANCE FOR WATER ENTITLEMENT
D111	ALLOWANCE FOR UNIQUE CHARACTERISTICS
D112	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES

DSI Deduction Decision Reason

G01	GRANTED SITE IMPROVEMENTS

DSI Deduction Decision Reason

D01	IMPROVEMENTS SPECIFIED ARE NOT SITE IMPROVEMENTS
D02	DEDUCTION ALREADY GRANTED
D03	OWNER DOES NOT HAVE RIGHT TO APPLY
D04	PAID DATE PRIOR TO STATUTORY TIMEFRAME
D05	OWNER CHOOSES OFFSET ALLOWANCE
D06	IMPROVEMENTS ARE ELIGIBLE BUT DO NOT ADD VALUE
D07	IMPROVEMENTS GRANTED NOT REFLECTED IN VALUATION

RTI DL RELEASE-DIRM

If Amended, the unadjusted valuation is changed from $2,200,000 to

And if applicable the DSI amount (DatePaid) is Granted / changed to sch4p4(6) Personal information

And if applicable the DSI amount (DatePaid) is Granted / changed to

And if applicable the DSI amount (DatePaid) is Granted / changed to

Delegate Notes, to be updated in QVAS:

QVAS ACTION

Decision entered (Y)/N	**Reasons entered** (Y)/N	**Valuation(s) entered** Y/N
PLU updated Y/N	**AVLU updated** Y/N	**Zone updated** Y/N
Valuation superseded Y/N	**Further Action Request attached** Y/N	**QVAS Valuer notes entered** Y / N
Action Completed By:	**DATE:** 8/7/14	