

Landowner guide

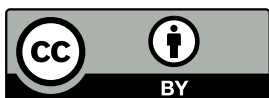
to deductions for site improvements



Statutory land valuations

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This guide provides information to help you apply for a deduction for site improvements. If you need further information about valuations, rates, land tax or state land rental, please see the contact information below.

To receive future valuation notices and other information by email, visit www.qld.gov.au/landvaluation.

Statutory land valuations

For more information about the statutory valuation process, site value and the objection process, visit www.qld.gov.au/landvaluation or call **1300 664 217** between 9:00 am and 4:00 pm Monday to Friday (except public holidays). This number will remain operational for the period shown on your annual valuation notice, which is 60 days from the date of issue.

For the location of our business centres, please visit www.nrmrrd.qld.gov.au/contact-us#land-valuations.

To confirm that the required forms or services are available from your local centre, call **13 QGOV (13 74 68)**.

Council rates

Rates are the responsibility of local government. For more information, contact your local council or visit the Department of Local Government, Water and Volunteers at www.localgovernment.qld.gov.au/.

State land tax

State land tax is managed by Queensland Revenue Office.

Visit qro.qld.gov.au/land-tax/about/ or call **1300 300 734** for more information.

State land rental

For more information regarding state land rental (for leasehold land), visit www.qld.gov.au/environment/land/state or call **13 QGOV (13 74 68)** during business hours.

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About this guide

The *Land Valuation Act 2010* (the Act), requires **non-rural land** to be valued using a **site value** methodology. To assist the transition for landowners from unimproved value to site value, the Act introduced a transitional mitigation measure called a **deduction for site improvements (DSI)**. This guide to the DSI will help landowners understand this process and complete the application form. It provides details of what is required for an application to be considered.

The guide is divided into three parts:

1. Overview
2. Completing your application
3. Frequently asked questions.

Additional information on the Queensland valuation system, including the objection process, is available from www.qld.gov.au/landvaluation.

1 Overview

1.1 Deduction for site improvements

A deduction for site improvements (DSI) is a deduction from a site valuation for the added value of site improvements made to the land in preparation for development. For a DSI to be granted, the site improvements must have been carried out and paid for by the current property owner within the past 12 years.

1.2 Eligibility

Only the current landowner(s) who carried out and paid for the site improvements are eligible for a deduction.

The current landowner(s) must:

- have paid for the site improvements within the past 12 years
- have owned the property when the site improvements were paid for
- still own the property today
- supply full details of the site improvements
- state who carried out the works
- supply evidence of the costs of the works and when they were paid for.

A DSI is only considered if the land is valued using site value. Eligibility is not affected if the land is developed or previously had buildings on it that have been subsequently demolished.

1.3 Site improvements

Only improvements that form part of the statutory site valuation are eligible. A site improvement is only considered if it increases the value of the land.

Site improvements are works **made to the land** to prepare it for development; they are not part of any built structure. They may include:

- clearing vegetation on the land
- picking up and removing stones
- improving soil fertility or soil structure
- works to manage or remedy contamination (if the land was contaminated land as defined under the *Environmental Protection Act 1994*)
- restoring, rehabilitating or improving the land's surface by filling, grading or levelling, but not by irrigation or conservation works
- reclaiming land by draining or filling, including retaining walls and other works for the reclamation
- underground drainage
- any other works done to the land necessary to improve or prepare it for development.

Works of this nature are associated with the land and do not form part of the built development. They are, therefore, included in a statutory site valuation and may form part of a DSI.

1.4 Definitions

Clearing—removing or destroying vegetation. This does not include pruning or clearing as part of garden maintenance. It may include the clearing of vegetation for a proposed building pad or clearing the entire site, but does not include pruning or lopping a tree.

Fill—soil, rock or other material used to fill a depression or hole in the ground. Fill is usually used to create a level allotment in readiness for development or to reclaim low-lying land.

Revetment—the retaining of land to prepare the land for development. Where land has been filled or excavated (such as in canal estates or hillside lands), the revetment wall and/or retaining walls and associated material required to retain the land are considered site improvements.

Levelling—moving earth from within an undulating or sloping site and dispersing it evenly over the site to create a more level topography. The process is generally known as 'cut and fill', and may include depositing soil onto or removing soil from the site.

Drainage works—any underground works within the property necessary to drain underground or surface water (including stormwater run-off) to improve the property. They may include underground pipes, agricultural slotted pipes, pits, catchment ponds, swales and the associated excavations.

Remediation—works undertaken to manage or remedy contamination where land is defined as contaminated land under the *Environmental Protection Act 1994*.

1.5 Works that are not site improvements

Works that are associated with **construction on the land** are **not considered** site improvements and are not included in the statutory site valuation. Some examples of these are:

- excavation of footings or foundations for a building
- excavation for underground car parks
- construction of private roads
- installation of sewerage and/or water pipes from mains to a building
- drainage works from a building to an external stormwater drain
- irrigation and conservation works
- landscaping, planting of trees and/or removal of trees for cosmetic or safety reasons.
- Other exclusions include:
 - all works undertaken on the land specific to structural improvements
 - any works undertaken outside of the property boundary that relate to the land (e.g. footpaths, kerbs, channelling, off-site sewerage pump stations)
- site improvements that do not increase the value of the land.

Ancillary costs (e.g. interest charges, professional fees and costs for development approvals and other approvals) are also excluded.

1.6 Applying for a DSI

You can apply for a DSI as part of an objection to a statutory site valuation or at any other time. The application must be in the approved form and must state:

1. full details of the site improvements made, including the costs
2. who carried out the works
3. when the works were finished.
4. The application must be accompanied by:
5. evidence that you paid for the site improvements and evidence of when the payment was made
6. all documents in your possession relating to the cost of the works.

The *Application for a deduction for site improvements* (Form 41) is the approved form for applying for a DSI. It is available from www.qld.gov.au/landvaluation or from any of our business centres.

If you are lodging your application as part of an objection, complete Form 41, then attach it and all supporting documents to your objection. Lodge all these documents together within 60 days of the issue date of the relevant valuation notice.

1.7 Adjusted new site valuation

The deduction amount (i.e. the added value the site improvements give to the land) is deducted from the site valuation to give the **adjusted new site valuation**. This amount is used as a basis to calculate local government rates and state land tax (where applicable).

1.8 Commencement of the deduction

If you apply for and are granted a DSI through the objection process, the deduction will commence when the valuation (which was the subject of the objection) takes effect for local government rating, state land tax and state land rentals (if applicable). If you are not applying as part of the objection process and are applying outside the objection period, the deduction will be reflected in the next site valuation issued and will take effect when that valuation takes effect.

1.9 Effective life of the deduction

The deduction will continue until the next annual valuation after the end of 12 years from the date when all the site works were paid for. This applies as long as you are the owner of the land.

1.10 Cessation of the deduction

Your right to receive the deduction ceases once you sell the land or when the 12-year period described above expires. If you cease to be an owner of a part of the land, the DSI will be lost for that part only.

The same applies if part of the land is compulsorily acquired but you retain ownership of the unresumed part of the land—you cannot apply for or continue to receive a DSI over the resumed part of the land.

Exception: If the land is bequeathed following the death of a landowner, the beneficiary's right to apply for or continue to receive a DSI is not affected.

1.11 Effect of a land resurvey on an existing deduction

Following a resurvey on a parcel of land that has an existing deduction, the deduction will be apportioned only to those lots (including any green space contribution) that actually have site improvements. (There is no apportionment to roads.)

If the departmental valuer is aware of the details of the site improvements of each lot, the apportionment will be made on that basis. If not, the apportionment will be in proportion to land area.

The sum of the individual apportionments should equal the total amount of the original deduction.

2 Completing your application

2.1 Property details

This information is displayed on your valuation notice. Any personal details provided are protected by laws and policies that limit who can access the information. A detailed privacy statement is included on the back of the application form (Form 41).

2.2 Contact details

We will use the details provided to contact you (or your agent) about the progress of your application. You must include your address for service (either provide an email or postal address). We recommend you provide an email address to ensure any information concerning your application can be delivered to you in a timely manner.

If you are using an agent, you should provide the agent's contact details in this section of the form.

2.3 Full details of site improvements

In section 3 you must provide details of the site improvements that are the subject of the application. It is your responsibility to prove the existence of the site improvements and their cost. The more relevant information you supply, the more accurately we can assess your application.

Example 2 on pages 6 and 7 shows a completed section 3.

If you are applying for site improvements undertaken and paid for in different financial years during the past 12 years, you will need to complete a separate section 3 for each financial year. This is because the life span of a deduction depends on the financial year in which the works were undertaken and paid for.

Example 1

Joe Blogs Pty Ltd carried out site improvements in the financial year 2014–15, again in 2015–16, then again in 2016–17. The site works were undertaken on the same parcel of land.

Joe Blogs Pty Ltd should lodge an application and complete section 3 of the form three times, once for each of the financial years in which site works were paid for. However, they only need to complete sections 1, 2 and 4 once.

2.3.1 Site improvements

This section **must** include itemised and detailed descriptions of the site improvements and their location. The details provided must be sufficient to allow the Valuer-General to assess the added value that the site improvements give to the land.

Only include details of site improvements that form part of a statutory site valuation. **Do not include** sundry expenses such as temporary fence hire, airfares and car hire.

You must provide details of:

1. the type of improvement (e.g. filling, levelling, clearing)
2. the location on the land where the improvement was made (e.g. the 10-metre wide strip fronting the river)
3. the individual cost of each type of improvement (cost of the works)
4. the quantity, type and quality of materials used (e.g. 300 cubic metres of clean imported fill).

You must also provide photographs, site plans and/or maps showing the location of the improvement(s). You may also provide additional relevant information, such as site-specific issues that impacted the cost of undertaking the site improvements.

Important: Please see Example 2 on pages 6 and 7 for the level of detail required. Note that the example only includes site improvements that form part of a statutory site valuation. Also, it provides sufficient information to allow the Valuer-General to assess the added value of the site improvements.

2.3.2 What was the total cost of the site improvements?

State the total cost incurred by you at the time the site improvements were paid for and provide all relevant documents in your possession relating to the cost of the works (e.g. contracts, fully itemised progress claims and payment notices).

2.3.3 Who carried out the works?

Include the name(s) and contact details of the person(s), company or companies who carried out the site works. If site improvements were carried out at different times using different contractors, provide the details of each contractor and the site improvement works they carried out.

Note: If the site works were undertaken by landowners using their own machinery see further information on page 12 of this guide.

2.3.4 On what date were the works completed?

State the date the works were completed. If site improvements were carried out at different times during the financial year, this will be the date the final works were completed.

2.3.5 On what date were the works paid for?

State the date the works were paid for. If site improvements were paid for at different times during the financial year (i.e. in instalments), this will be the date the final works were paid for.

You must provide evidence (i.e. bank statement; remittance advices and/or receipts) that you paid for the works. Where this evidence is not available invoices from the contractor to owner can be accepted, accompanied with a statutory declaration from the owner (or duly authorised company officer) certifying that the invoice/s as provided has been paid and at what date. If the evidence of payment includes other works, then a statutory declaration that identifies when the works were paid can be accepted.

If you are applying for site improvements undertaken in different financial years during the past 12 years, you will need to provide the dates in each period. This is because the life span of a deduction depends on the financial year in which the works were undertaken and paid for.

2.4 Landowner consent if using an agent or representative

You can choose to nominate another person to lodge an application on your behalf.

Agent, as defined by the *Land Valuation Act 2010*, includes a person who, in Queensland, has for someone else (the principal) the lawful control or disposal of any land belonging to the principal, or the lawful control, receipt or disposal of any rents, issues or proceeds gained from the principal's land.

If another person is lodging the application on your behalf:

- the consent section 4 on the paper form (Form 41) must be completed and signed by you (as the landowner)

or

- attach a current signed and dated letter of consent. Please refer to the template letter available online at www.qld.gov.au/landvaluation to assist you with preparing this letter of consent. The letter must clearly state your intention as the landowner to appoint another person to act on your behalf and include:
 - your full name and, if applicable, position held (e.g. company or body corporate)
 - the property identification number and date of valuation
 - the name, position held and company name of the agent/representative.

2.5 Declaration

The declaration must be completed and signed by the person lodging the application.

If you (as the landowner) are lodging the application, then you must complete and sign the declaration.

If another person is acting on your behalf, then this person must complete and sign the declaration.



Example 2

In 2018, ZYX Corporation undertook site works for a neighbourhood shopping complex. In order to prepare the land for development, site improvements were required. ZYX Corporation is applying for a deduction for these site improvements. Below is the completed section 3 of their application.

Section 3 Full details of the site improvements

Please provide the following information relating to the site improvements made by you (the landowner) within the past 12 years. Site improvements paid for prior to this time cannot be considered. Attach a separate sheet (provided on page 5) if there is insufficient space. Please complete and attach a separate section 3 for each financial year in which site improvements were paid for (e.g. if site improvements were paid for in the 2018–19 and 2019–20 financial years, complete section 3 for 2018–19 and complete a separate section 3 for 2019–20). You must include a description of the actual site improvements undertaken, the quantities used, the location of the works, the cost of the works and proof of payment.

3.1 Site improvements

Only site improvements listed are eligible for a deduction. You may include information that you believe affects the added value of the site improvement. All relevant fields below must be completed for the Valuer-General to be able to properly assess the added value of the site improvements. If a particular type of site work listed is not relevant, leave the field blank.

Important note: If you do not supply sufficient explanation and supporting information for the Valuer-General to determine the added value of site improvements, a deduction cannot be made for those site improvements. Providing invoices relating to works without explaining how the works improve the land will not assist the Valuer-General in making a decision. All works must be quantified and verifiable.

Restoration, rehabilitation or improvement done to the land's surface by filling, grading or levelling. Please identify the location of the site improvements by plan or a site map. **Note:** Irrigation and/or conservation works are not valid.

Grading and levelling of approx. 350 square metres of land to a maximum depth of approx. 0.8 metres. Works required to manage overland flow and to prepare the land for the proposed development.

Cost of the works \$ *2800* Quantity/volume *280 cubic metres*

Reclamation by draining or filling, including construction of retaining walls and other works for the reclamation. Please identify the location of the site improvements by plan or a site map.

Filling of low-lying land; approx. 400 cubic metres of fill required to enable full use of the site and allow the proposed development. Cost = \$12 000. Retaining walls constructed to the front and side boundaries. Side wall (approx. 100 metres long and 2 metres high) constructed from boulders approx. 0.5 metres in size. Cost = \$50 000. Front boundary wall (approx. 20 metres long and 0.6 metres high) constructed using concrete blocks. Cost = \$3000.

Cost of the works \$ *65 000* Quantity/area/volume *Stated above*

Underground drainage—works required to drain the land. Only drainage required for development of the land to a vacant state is admissible (e.g. culverts to redirect a creek or overland flow). Please identify the location of the site improvements by plan or a site map. **Note:** Drainage from buildings and/or car parks is not valid.

Underground drainage required to manage natural watercourse running along the property's western boundary. Approx. 50 lineal metres of 375 × 225 millimetre precast concrete culvert was required. Cost includes associated excavation.

Cost of the works \$ *12 000* Quantity/length/depth *50 lineal metres*

Example 2 continued

Clearing of vegetation. Please identify the location of the site improvements by plan or a site map. **Note:** Does not include destroying standing vegetation by stock or lopping a tree.

Clearing of approx. 300 square metres, including five medium to large eucalypt trees plus undergrowth. Removal of tall trees posed some risk to adjoining properties; therefore, additional care and expense was required in their removal.

Cost of the works \$ *5000* Quantity/area cleared *300 square metres*

Works completed to manage or remedy contamination. Please identify the location of the site improvements by plan or a site map.

N/A

Cost of the works \$ Quantity/volume of treatment

Pick up and removal of stones and/or improvement of soil fertility or structure. Please identify the location of the site improvements by plan or a site map.

Removal of large rocks (approx. 2 tonnes) to enable grading and levelling.

Cost of the works \$ *2000* Quantity/volume of treatment *150 square metres*

3.2 What was the total cost of the site improvements? \$ *86 800*

3.3 Who carried out the works? *John Citizen Earthmoving Pty Ltd*

3.4 On what date were the works completed? *25 / 7 / 2018*

3.5 On what date were the works paid for? *25 / 7 / 2018*

Please attach:

☒ evidence that you paid for the site improvements and evidence of when the payment was made

☒ all documents in your possession or control relating to the cost of the site improvement works.

Note:

Evidence that the applicant paid for the improvements in the last 12 years and when payment was made. Evidence of payment must be receipts, bank statement/s or remittance advices showing amount paid and date of payment. In the absence of such proof, invoices from the contractor to owner may be provided together with a Statutory Declaration signed by the owner, or duly authorised company officer, certifying payment by the owner or their authorised officer that the invoice has been paid and at what date. If the evidence of payment includes other works, then a statutory declaration that identifies when the works were paid can be accepted.

3 Frequently asked questions

How is the DSI amount decided?

The amount of the DSI is the added value that the site improvements give to the land on the date of valuation. However, the added value cannot exceed the cost of carrying out the site improvements to the land on that same day.

Note: The cost calculation does not include interest, professional fees or costs relating to obtaining a development approval or other approval for the work. The amount of the deduction may or may not be equal to the cost incurred by the landowner in making the site improvements. The amount of the deduction is assessed as part of the annual valuation and is subject to market movement. Therefore, the added value may change from annual valuation to annual valuation.

Example 3

Jayden paid \$300 000 in 2019 to undertake site improvements to his land. However, the property market, as at the date of valuation, shows that the added value is now \$200 000.

The amount of Jayden's DSI is currently \$200 000.

Conversely, YeonKyeong paid \$300 000 for site improvements in 2019 and the property market, as at the date of valuation, shows that the added value is now \$400 000. The current cost of undertaking the same works now would be \$350 000.

The amount of YeonKyeong's DSI is currently \$350 000.

The added value of site improvements may be assessed by using district standard costs (as at the date of valuation) and applying these to the quantities detailed for the site works. The assessment also takes into account site-specific issues (such as digging through rocky ground or dealing with difficult access to a site). The costs represent what a prudent person would pay for the improvements as at the date of valuation.

The value may also be affected if the site improvements are an overcapitalisation of the land. This means that the market places no (or little) value beyond the standard level of the improvements.

Example 4

A concrete retaining wall is constructed along the side boundary of an industrial lot and the batter between the boundary and wall is backfilled. The retained land cannot be used for anything other than landscaping. Alternatively, the land could have been kept as a batter bank and offset against the landscaping requirements pursuant to the development approval.

In this scenario, the cost of constructing the wall is an unnecessary site work and thus an overcapitalisation of the land. Therefore, the added value is nil.

Note: In no case should the adjusted new site value (after deductions) be less than the unimproved value of the land. The unimproved value is the minimum value that can be given to any parcel of land regardless of the valuation methodology.

Can works that I have paid for prior to the current year be considered?

Yes—but only if the works were paid for during the previous 12 years.

Will works carried out in different years prior to the current year be considered?

Yes—the 12-year period commences from the date the site works were paid for. However, the DSI amount will not be backdated for valuations issued prior to the DSI application being made.

For example, if site works were paid for in the 2007–08 financial year by the current owner, the deduction commences on the specified date (after a decision has been granted) until 30 June 2020, if an annual valuation comes into effect on 30 June 2020. However, if an annual valuation does not come into effect on 30 June 2020, the deduction will cease when the next annual valuation comes into effect.

If multiple works were carried out within the past 12 years, the 12-year period is considered for each work and the deduction applied to your valuation is the accumulative amount of each deduction entitlement for that particular year. There is no limit to the number of separate deduction entitlements that can run concurrently.

See Example 5 below.

Example 5

As part of an objection to her 2021 annual valuation, Louise applied for a DSI for site improvements paid for at different times over previous years (firstly in 2015–16, then again in 2018–19 and again in 2019–20).

Her application was granted. Therefore, she is entitled to have the following amounts deducted from her site valuation:

- **Deduction A**—the added value of site improvements paid for in the 2015–16 financial year (applies from 30 June 2021 to 30 June 2027*)
- **Deduction B**—the added value of site improvements paid for in the 2018–19 financial year (applies from 30 June 2021 to 30 June 2030*)
- **Deduction C**—the added value of site improvements paid for in the 2019–20 financial year (applies from 30 June 2021 to 30 June 2031*).

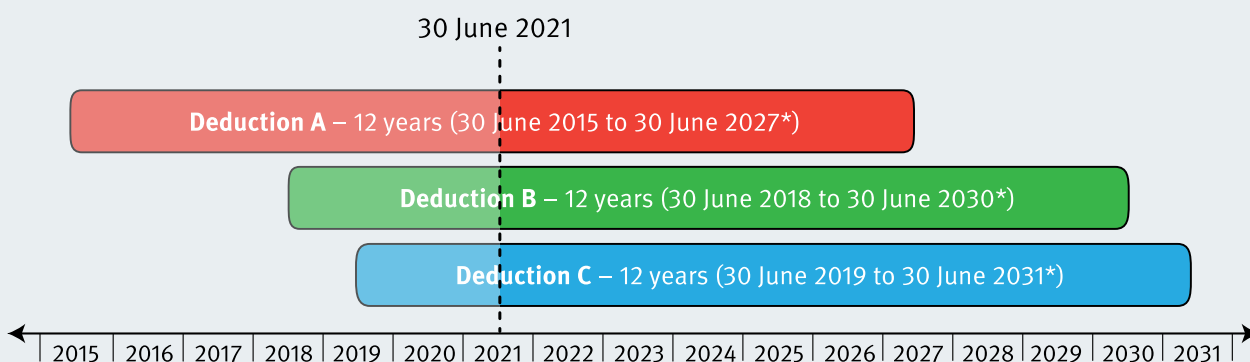
Each deduction entitlement applies for a maximum of 12 years from the date the site improvements were paid for.

The DSI amount will not be backdated for valuations issued prior to the DSI application being made.

The total deduction amounts are:

- from 30 June 2021 to 30 June 2027*, the value of **A + B + C**
- from 30 June 2027 to 30 June 2030*, the value of **B + C**
- from 30 June 2030 to 30 June 2031*, the value of **C**

from 30 June 2031*, nil.



* Note that these dates apply only if the annual valuations are effective on 30 June of the relevant years. If an annual valuation does not come into effect on that date, the deduction will cease when the next annual valuation comes into effect.

Will any future site improvements that I pay for be eligible for a deduction for as long as I continue to own the land?

Site improvements undertaken and paid for in the future may be eligible for a deduction. Once improvements are completed and paid for, you may either:

- apply for the deduction as part of an objection to the appropriate future site valuation—if granted, the deduction applies to the valuation objected to

or

- apply at any other time once the improvements are completed and paid for—if granted, the deduction applies to the next valuation that is issued after the date that you paid for the improvements.

What is the difference between improvements made ‘on the land’ and improvements made ‘to the land’?

The term **on the land** refers to improvements such as buildings, sheds, fences, landscaping and any other work linked to those improvements (e.g. drainage linking from the improvement to external stormwater drains).

The term **to the land** refers to site improvements made to improve land in its vacant state in preparation for building or structural development. They are works required to improve land from its unimproved, natural state to a vacant state ready for building development.

The difference is that improvements on the land are not included in a statutory site valuation. Therefore, they cannot be considered for deductions for site improvements.

Example 6

A developer purchased a large industrial block of land and proposed to subdivide it and build several tilt-slab industrial buildings. The land required significant earthworks (levelling, filling, revetment and the provision of drainage) before any buildings could be erected. These works were made to the land in preparation for the development of the industrial buildings. These works may be eligible for a deduction for site improvements.

The industrial buildings and associated works are made on the land and are not eligible for a deduction. This includes excavation for footings, foundations, car parks, landscaping and driveways as well as drainage for the buildings and car parks. These works form part of the built development on the land.

Will the Valuer-General automatically give me a deduction for site improvements on my land?

No—landowners need to apply to the Valuer-General for a deduction for the added value of site improvements.

What details should be supplied in section 3 of the application form?

The details provided must comply with the requirements of the *Land Valuation Act 2010* and should be sufficient to allow the Valuer-General to assess the added value that the site improvements give to the land. Only details of site improvements that form part of a statutory site valuation should be provided. Details of other improvements are not considered.

The following details are needed to determine the added value:

1. the type of eligible improvement (e.g. filling, levelling, clearing, drainage)
2. the location on the land where the improvement was made (e.g. the 10-metre wide strip fronting the river)
3. the quantity, type and quality of materials used (e.g. 300 cubic metres of clean imported fill)
4. the cost of the works (including the individual cost of each type of improvement and the total cost for the works).

You must also provide photographs, maps and/or site plans showing the location and extent of the site improvement(s). You may provide additional details (such as site-specific issues) that support your estimation of value.

If you do not provide these details, it may not be possible to fully consider your application, and it may be refused.

What can I do if I am unable to locate adequate details of site improvements?

The Valuer-General understands that in some cases locating details of older site improvements can be difficult. In these situations, a quantity surveyor's report detailing the type of improvement(s), quantities, current costs and location of the site improvements undertaken is acceptable.

A statutory declaration stating that the details provided by the quantity surveyor are true and correct must accompany the report.

Please note that all relevant pages referred to in the statutory declaration must each be signed or initialled by the Justice of the Peace/Commissioner for Declarations.

Important note: You must provide all relevant documents for site improvements completed and paid for after 30 June 2011 (e.g. invoices detailing completed works, receipts detailing payment of works, itemised progress claims).

When does the Valuer-General decide the application?

If you apply through the objection process, the decision on the DSI forms part of the overall objection decision. The decision will be issued to you as soon as is practicable.

If you lodge your application outside of the objection process, the decision will be made when the next valuation issues for that land. This may be either an annual valuation or a maintenance valuation.

If I undertake any new site improvement work to my land, will it increase the site value of my property?

The site value is assessed by the Valuer-General at the relevant date having regard to the state of the land including site improvements. Where site improvement works have been undertaken, the Valuer-General will review the valuation to ascertain if the site value reflects those works or not. This review could lead to an increase in the site value at the next valuation opportunity.

Where a DSI application is lodged as part of an objection and the Valuer-General was previously unaware of the site improvements identified by that DSI application, the objection will be disallowed and the valuation amended and issued to include the added value of the site improvements – the DSI will also be applied to that value.

What if I disagree with the decision on my DSI application?

If you applied through the objection process, the decision on your application forms part of the overall objection decision. If you disagree with the decision on or the amount of your DSI, you can appeal the objection decision to the Land Court. For more information, visit www.courts.qld.gov.au/courts/land-court.

If you lodged your application outside of the objection period, the decision will be made when the next valuation is issued for that land. This may be either an annual valuation or a maintenance valuation. If you do not agree with the decision or the amount of your DSI, you can lodge an objection. This must be done within 60 days of the date of issue of that valuation notice.

For more information on lodging an objection, visit www.qld.gov.au/landvaluation, call the number at the top of your valuation notice or visit one of our business centres.

When is a DSI applied to my valuation if the application is not lodged as part of an objection?

If the application is granted, the amount that has been determined as the added value of the improvements will be deducted from the next valuation that is issued.

How is a DSI amount dealt with if an annual valuation is not undertaken in a particular year?

An existing DSI continues to apply to the existing valuation until the next valuation is issued. The amount of the DSI is reassessed when the next valuation is undertaken.

What valuation amount will appear on my valuation notice?

The valuation notice identifies whether or not the site value is an adjusted value as a result of a DSI. If a deduction has been applied, the notice displays an **adjusted new site valuation**, which is the valuation amount after the value of site improvements has been deducted. This is the valuation amount used as a basis to calculate council rates, state land tax and state land rental (where applicable).

Will the existence of the DSI be recorded on title?

Yes—when an owner of land is granted a DSI, an administrative advice is lodged with the Registrar of Titles.

If ownership of the land changes, the value reverts to the full site value (as the site improvement deduction no longer applies) and the administrative advice is removed by the Registrar of Titles.

No fee is payable for entering or removing the information from the register.

Will the amount of the DSI stay the same for each annual valuation?

When an annual valuation is issued, the added value of the site improvements is assessed as at the date of valuation. The added value may or may not be the same as the previous year, depending upon market movement. Regardless, the added value cannot exceed the cost of carrying out the site improvements to the land at that time.

What can I do if I did not engage a contractor to undertake all of the site works and used my own machinery so therefore have limited evidence of payment of costs?

The Valuer-General is aware that site improvements are sometimes undertaken by landowners who possess their own machinery. In these situations, a quantity surveyor's report detailing the type of improvement(s), quantities, current costs and location of the site improvements undertaken is acceptable.

A statutory declaration stating that the details provided by the quantity surveyor are true and correct must accompany the report. Please note that all relevant pages referred to in the statutory declaration must each be signed or initialled by the Justice of the Peace/Commissioner for Declarations.

Important note: You must provide all relevant documents for site improvements completed and paid for after 30 June 2011 (e.g. invoices detailing completed works, receipts detailing payment of works, itemised progress claims).

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