

## Your Rights

### Enquiries

Direct all enquires to us, rather on telephone 40302222 or facsimile 40614258.

### Objections to a new unimproved value

Landowners have 42 days from the date of receipt of the valuation notice/s in which to object to the amount of their valuation/s. Objections should be lodged on Form 58 (Notice of Objection—Valuation), which are available at any Department of Natural Resources and Mines office.

For further details contact your local Department of Natural Resources and Mines office.

### **Johnstone Shire Council**

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**Johnstone Shire Council**

# Property Valuation

## Questions & Answers

# QUESTIONS

## **Introduction**

**When a new parcel of land is registered with the Department of Natural Resources, or a new lease, licence or permit is issued under the *Land Act 1994* or where a landowner has several parcels of land valued together and sells one parcel separately, a new valuation is generally made to reflect the level of valuation being used for rating, taxing or State land rental purposes in that locality at the time.**

### **PAYMENT OF RATES**

Council advises that all rates are due payable at the time of discount regardless of any valuation changes. Once Council receives the valuations, all amendments are processed accordingly.

If you decide not to pay rates at the time of discount, any interest charges will not be waived.

### **PROPERTY PURCHASES—SETTLEMENTS**

All excess water services or utility charges should be adjusted at time of settlement by your solicitor.

### **QUESTIONS AND ANSWERS**

Regardless of the questions and answers provided by Council some changes to properties and valuations do not follow the norm and are different due to their circumstances. If you are unsure then you will need to contact the Rates Section for further details.

Q. I have just purchased a parcel of land in a new sub division. What will I be charged?

A. If the property has a sub-division concession value, this will be cancelled from the date of purchase and a supplementary will issue to the new owners for the difference between the full rates and the concession amount

#### **OR**

If the property does not have a valuation, once the property has been sold and the documents have been lodged with the Department of Natural Resources, the Valuer General will issue a valuation for the property. Once Council receives this valuation a supplementary notice will issue from the Date of effect given for General Rates, Waste Management and Separate Charge—Roads.

Q. I have just purchased a parcel of land from a landowner who has multiple properties valued together. What charges am I looking at?

A. Once the property has been sold and the documents have been lodged with the Department of Natural Resources, the Valuer General will issue two new valuations, one to the purchaser and one to the previous owner.

Once Council has received the valuations the purchaser will be issued with a Supplementary Notice from the date of effect for General Rates, Waste Management and Separate Charge—Roads.

The previous owner will receive a new valuation also and an adjustment will be made to the rates payable or paid, depending on whether the valuation increases or decreases. The previous owner may receive either a Credit Levy (Refund) or Supplementary Notice for General Rates only.

**Q. My landuse code has changed, will I get a refund?**

A. Depending on what your land use code was and what it changed to—this may result in your category changing. Also Department of Natural Resources & Mines may revalue your property if the valuation has decreased or increased this may result in an increase or decrease in General Rates.

**Q. I recently split up my properties. And now I've received a supplementary notice, but I have already paid my rates. What is this for?**

A. Once the survey plan is registered, Department of Natural Resource will either issue one or several new valuations, depending on the sub division of the old property. If the properties do not get valued together, each lot which has been created will receive a new valuation and due to this a supplementary notice will be issued. The primary parcel of land will keep the old valuation and this valuation will be renewed. Depending on whether the valuation increases or decreases, a Credit Levy (Refund) or Supplementary notice will be issued.

**Q. I have recently amalgamated several parcels of land to one valuation. What will happen to the charges?**

A. Department of Natural Resources will cancel all valuations but one. This one valuation will increase to include all parcels of land. Once council receives the valuations changes, the parcels that were cancelled should receive a refund and the new parcel with the increased valuation will receive a Supplementary notice.

**Q. My valuation has increased, what will happen to the General Rates charged to my property?**

A. Unless your General Rate is the minimum rate payable, then a supplementary notice will issue for General Rates from the date of effect of the new valuation.

**Q. My valuation has decreased, what will happen to the General Rates charged to my property?**

A. Unless your General Rate is the minimum rate payable, then a Credit Levy (Refund) will issue for General Rates from the date of effect of the new valuation.