

Rec'd 12/11/12

PO BOX 1164  
BEENLEIGH QLD 4207  
4590 41135357

**Maintenance Valuation Notice**

000127 000



VISION INVESTMENT PROJECTS PTY LTD  
PO BOX 5006  
WEST END QLD 4101

Re: Valuation of property at: 230 LOGAN RIVER RD, HOLMVIEW QLD 4207  
Issue Date: 7 November 2012  
Property ID: 41135357  
Local Government: LOGAN CITY  
RPD: L5 RP106788 & L4 SP169275:PAR BOYD  
Area: 8.075 HA

<b>New Unimproved Valuation:</b>	<b>\$160,000</b>
Date of Valuation:	1 October 2010
Date of Effect:	30 June 2011

<b>New Unimproved Valuation:</b>	<b>\$160,000</b>
Date of Valuation:	1 October 2011
Date of Effect:	30 June 2012

The State Valuation Service undertakes maintenance valuations when required, in accordance with the *Land Valuation Act 2010*. For information on why valuations are undertaken, the method used to calculate a **New Valuation**, the Department's Privacy Statement and other matters of interest, see the enclosed *Maintenance Land Valuations* brochure or the Department's website listed below.

If you do not agree with a **New Valuation**, an objection must be lodged against each new valuation with the Valuer-General at the address shown at the top of this notice within 60 days of the issue date of this notice. Objections must be lodged in the approved form and include grounds as to why the valuation is incorrect. An objection kit, including the form and guidelines, can be obtained from the Department's website or from your local DNRM office by phoning the number below.

The **New Valuations** may be used as a basis for local government rating and State land tax from each date of effect.

Councils determine their rates based on services they intend to provide to the community and how much revenue they need to pay for those services. A change in valuation does not therefore necessarily mean a change will occur with your council rates.

Land tax may be payable if the total taxable value of your land holdings in Queensland exceeds the threshold on 30 June. For more information on land tax, please visit the Office of State Revenue's website [www.osr.qld.gov.au](http://www.osr.qld.gov.au).



Neil Bray  
**Valuer-General**  
**Department of Natural Resources**  
**and Mines**

<b>For further information:</b>	
Department's website	<a href="http://www.dnrm.qld.gov.au">www.dnrm.qld.gov.au</a>
Valuations enquiries	(07) 3884 8035
	(07) 3884 8027

Rec 30/3/12

PO Box 1164  
BEENLEIGH QLD 4207  
LG 4590 Prop ID 40653278

State Valuation Service  
Department of Environment  
and Resource Management

# Annual land valuation notice

006023 035



VISION INVESTMENT PROJECTS PTY LTD  
PO BOX 5006  
WEST END QLD 4101

### Further information

Valuation toll free no.  
**1300 664 217**  
Department's website  
[www.derm.qld.gov.au](http://www.derm.qld.gov.au)  
Local government no.  
**(07) 3412 5374**  
OSR website (land tax)  
[www.osr.qld.gov.au](http://www.osr.qld.gov.au)



Re: Valuation of property at **246 LOGAN RIVER RD, WATERFORD 4133**  
Issue date: **28 March 2012**  
Property ID: **40653278**  
Local Government: **LOGAN CITY**  
Real Property Description (RPD): **L4 SP169275:PAR BOYD**  
Area: **3.98 HA**

↓ 82%  
\$80,000

<b>Current Site Valuation: \$460,000</b>
Date of Valuation: 1 October 2010
Date of Effect: 30 June 2011

<b>New Site Valuation: \$435,000</b>
Date of Valuation: 1 October 2011
Date of Effect: 30 June 2012

The State Valuation Service has completed the statewide annual valuation of all properties in accordance with the *Land Valuation Act 2010*.

You may inspect the annual valuation display listing for your local government area at the Department of Environment and Resource Management, 32 Tansey Street, BEENLEIGH or at the Logan City Council, 150 Wembley Road, LOGAN CENTRAL or on the department's website until 26 June 2012.

The **New Site Valuation** will be used as a basis for local government rating and State land tax, where applicable, from 30 June 2012. While rates for the 2012-2013 financial year have not been determined, enquiries can be directed to the local government on the number above. Land tax may be payable if the total taxable value of your land holdings in Queensland on 30 June 2012 exceeds the threshold. For more information on land tax, including the threshold, visit the Office of State Revenue's (OSR) website above.

If you do not agree with your **New Site Valuation** and wish to lodge an objection, you must do so by 28 May 2012. Objections can be lodged at the address shown at the top of this notice and must be in the approved form (Form 58S). Grounds explaining why the valuation is incorrect must be provided. An objection kit, including the form and guidelines, is available from the department's website or by phoning the valuation toll free number above.

Neil Bray  
**Valuer-General**  
Department of Environment and Resource Management

ANNUAL valuation



Rec 30/3/12

PO Box 1164  
BEENLEIGH QLD 4207  
LG 4590 Prop ID 499470

State Valuation Service  
Department of Environment  
and Resource Management

# Annual land valuation notice

006023 035

VISION INVESTMENT PROJECTS PTY LTD  
PO BOX 5006  
WEST END QLD 4101

### Further information

Valuation toll free no.  
**1300 664 217**  
Department's website  
[www.derm.qld.gov.au](http://www.derm.qld.gov.au)  
Local government no.  
**(07) 3412 5374**  
OSR website (land tax)  
[www.osr.qld.gov.au](http://www.osr.qld.gov.au)



Re: Valuation of property at **230 LOGAN RIVER RD, HOLMVIEW 4207**  
Issue date: **28 March 2012**  
Property ID: **499470**  
Local Government: **LOGAN CITY**  
Real Property Description (RPD): **L5 RP106788:PAR BOYD**  
Area: **4.095 HA**

↓ 83%  
\$80,000

<b>Current Unimproved Valuation: \$495,000</b>
Date of Valuation: 1 October 2010
Date of Effect: 30 June 2011

<b>New Unimproved Valuation: \$470,000</b>
Date of Valuation: 1 October 2011
Date of Effect: 30 June 2012

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The **New Unimproved Valuation** will be used as a basis for local government rating and State land tax, where applicable, from 30 June 2012. While rates for the 2012-2013 financial year have not been determined, enquiries can be directed to the local government on the number above. Land tax may be payable if the total taxable value of your land holdings in Queensland on 30 June 2012 exceeds the threshold. For more information on land tax, including the threshold, visit the Office of State Revenue's (OSR) website above.

If you do not agree with your **New Unimproved Valuation** and wish to lodge an objection, you must do so by 28 May 2012. Objections can be lodged at the address shown at the top of this notice and must be in the approved form (Form 58U). Grounds explaining why the valuation is incorrect must be provided. An objection kit, including the form and guidelines, is available from the department's website or by phoning the valuation toll free number above.

Neil Bray  
**Valuer-General**  
Department of Environment and Resource Management

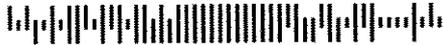
ANNUAL valuation



Rec'd 12/11/12  
PO BOX 1164  
BEENLEIGH QLD 4207  
4590 41135404

## Maintenance Valuation Notice

1- 000127 000



VISION INVESTMENT PROJECTS PTY LTD  
PO BOX 5006  
WEST END QLD 4101

Re: Valuation of property at: 52 TEYS RD, HOLMVIEW QLD 4207  
Issue Date: 7 November 2012  
Property ID: 41135404  
Local Government: LOGAN CITY  
RPD: L8-9 RP106788:PAR BOYD  
Area: 7.889 HA

New Unimproved Valuation:	\$155,000
Date of Valuation:	1 October 2010
Date of Effect:	30 June 2011

New Unimproved Valuation:	\$155,000
Date of Valuation:	1 October 2011
Date of Effect:	30 June 2012

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If you do not agree with a **New Valuation**, an objection must be lodged against each new valuation with the Valuer-General at the address shown at the top of this notice within 60 days of the issue date of this notice. Objections must be lodged in the approved form and include grounds as to why the valuation is incorrect. An objection kit, including the form and guidelines, can be obtained from the Department's website or from your local DNRM office by phoning the number below.

The **New Valuations** may be used as a basis for local government rating and State land tax from each date of effect.

Councils determine their rates based on services they intend to provide to the community and how much revenue they need to pay for those services. A change in valuation does not therefore necessarily mean a change will occur with your council rates.



Land tax may be payable if the total taxable value of your land holdings in Queensland exceeds the threshold on 30 June. For more information on land tax, please visit the Office of State Revenue's website [www.osr.qld.gov.au](http://www.osr.qld.gov.au).



Neil Bray  
Valuer-General  
Department of Natural Resources  
and Mines

<b>For further information:</b>	
Department's website	<a href="http://www.dnrm.qld.gov.au">www.dnrm.qld.gov.au</a>
Valuations enquiries	(07) 3884 8035
	(07) 3884 8027

Rec 30/3/12

PO Box 1164  
BEENLEIGH QLD 4207  
LG 4590 Prop ID 499507

State Valuation Service  
Department of Environment  
and Resource Management

# Annual land valuation notice

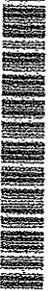
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VISION INVESTMENT PROJECTS PTY LTD  
PO BOX 5006  
WEST END QLD 4101

### Further information

Valuation toll free no.  
1300 664 217  
Department's website  
[www.derm.qld.gov.au](http://www.derm.qld.gov.au)  
Local government no.  
(07) 3412 5374  
OSR website (land tax)  
[www.osr.qld.gov.au](http://www.osr.qld.gov.au)



Re: Valuation of property at **46 TEYS RD, HOLMVIEW 4207**  
Issue date: **28 March 2012**  
Property ID: **499507**  
Local Government: **LOGAN CITY**  
Real Property Description (RPD): **L8 RP106788:PAR BOYD**  
Area: **4.242 HA**

↓ 84%  
\$77,600

<b>Current Unimproved Valuation:</b>	<b>\$500,000</b>
Date of Valuation:	1 October 2010
Date of Effect:	30 June 2011

<b>New Unimproved Valuation:</b>	<b>\$475,000</b>
Date of Valuation:	1 October 2011
Date of Effect:	30 June 2012

The State Valuation Service has completed the statewide annual valuation of all properties in accordance with the *Land Valuation Act 2010*.

You may inspect the annual valuation display listing for your local government area at the Department of Environment and Resource Management, 32 Tansey Street, BEENLEIGH or at the Logan City Council, 150 Wembley Road, LOGAN CENTRAL or on the department's website until 26 June 2012.

The **New Unimproved Valuation** will be used as a basis for local government rating and State land tax, where applicable, from 30 June 2012. While rates for the 2012-2013 financial year have not been determined, enquiries can be directed to the local government on the number above. Land tax may be payable if the total taxable value of your land holdings in Queensland on 30 June 2012 exceeds the threshold. For more information on land tax, including the threshold, visit the Office of State Revenue's (OSR) website above.

If you do not agree with your **New Unimproved Valuation** and wish to lodge an objection, you must do so by 28 May 2012. Objections can be lodged at the address shown at the top of this notice and must be in the approved form (Form 58U). Grounds explaining why the valuation is incorrect must be provided. An objection kit, including the form and guidelines, is available from the department's website or by phoning the valuation toll free number above.

Neil Bray  
Valuer-General  
Department of Environment and Resource Management

ANNUAL valuation



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rec 30/3/12

PO Box 1164  
BEENLEIGH QLD 4207  
LG 4590 Prop ID 499506

State Valuation Service  
Department of Environment  
and Resource Management

# Annual land valuation notice

006023 035



VISION INVESTMENT PROJECTS PTY LTD  
PO BOX 5006  
WEST END QLD 4101

### Further information

Valuation toll free no.  
**1300 664 217**  
Department's website  
[www.derm.qld.gov.au](http://www.derm.qld.gov.au)  
Local government no.  
**(07) 3412 5374**  
OSR website (land tax)  
[www.osr.qld.gov.au](http://www.osr.qld.gov.au)



Re: Valuation of property at **52 TEYS RD, HOLMVIEW 4207**  
Issue date: **28 March 2012**  
Property ID: **499506**  
Local Government: **LOGAN CITY**  
Real Property Description (RPD): **L9 RP106788:PAR BOYD**  
Area: **3.647 HA**

↓ 83%

\$77,500

<b>Current Unimproved Valuation: \$485,000</b>
Date of Valuation: 1 October 2010
Date of Effect: 30 June 2011

<b>New Unimproved Valuation: \$460,000</b>
Date of Valuation: 1 October 2011
Date of Effect: 30 June 2012

The State Valuation Service has completed the statewide annual valuation of all properties in accordance with the *Land Valuation Act 2010*.

You may inspect the annual valuation display listing for your local government area at the Department of Environment and Resource Management, 32 Tansey Street, BEENLEIGH or at the Logan City Council, 150 Wembley Road, LOGAN CENTRAL or on the department's website until 26 June 2012.

The **New Unimproved Valuation** will be used as a basis for local government rating and State land tax, where applicable, from 30 June 2012. While rates for the 2012-2013 financial year have not been determined, enquiries can be directed to the local government on the number above. Land tax may be payable if the total taxable value of your land holdings in Queensland on 30 June 2012 exceeds the threshold. For more information on land tax, including the threshold, visit the Office of State Revenue's (OSR) website above.

If you do not agree with your **New Unimproved Valuation** and wish to lodge an objection, you must do so by 28 May 2012. Objections can be lodged at the address shown at the top of this notice and must be in the approved form (Form 58U). Grounds explaining why the valuation is incorrect must be provided. An objection kit, including the form and guidelines, is available from the department's website or by phoning the valuation toll free number above.

Neil Bray  
Valuer-General  
Department of Environment and Resource Management

ANNUAL valuation



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Rec 30/3/12

PO Box 1164  
BEENLEIGH QLD 4207  
LG 4590 Prop ID 499505

State Valuation Service  
Department of Environment  
and Resource Management

# Annual land valuation notice

006388 035



HARRY JACOB TOUMBAS  
PO BOX 5006  
WEST END QLD 4101

**Further information**  
Valuation toll free no.  
**1300 664 217**  
Department's website  
[www.derm.qld.gov.au](http://www.derm.qld.gov.au)  
Local government no.  
**(07) 3412 5374**  
OSR website (land tax)  
[www.osr.qld.gov.au](http://www.osr.qld.gov.au)



Re: Valuation of property at **60 TEYS RD, HOLMVIEW 4207**  
Issue date: **28 March 2012**  
Property ID: **499505**  
Local Government: **LOGAN CITY**  
Real Property Description (RPD): **L10 RP106788:PAR BOYD**  
Area: **3.694 HA**

↓ 85%  
\$79,000

<b>Current Unimproved Valuation:</b>	<b>\$490,000</b>
Date of Valuation:	1 October 2010
Date of Effect:	30 June 2011

<b>New Unimproved Valuation:</b>	<b>\$465,000</b>
Date of Valuation:	1 October 2011
Date of Effect:	30 June 2012

The State Valuation Service has completed the statewide annual valuation of all properties in accordance with the *Land Valuation Act 2010*.

You may inspect the annual valuation display listing for your local government area at the Department of Environment and Resource Management, 32 Tansey Street, BEENLEIGH or at the Logan City Council, 150 Wembley Road, LOGAN CENTRAL or on the department's website until 26 June 2012.

The **New Unimproved Valuation** will be used as a basis for local government rating and State land tax, where applicable, from 30 June 2012. While rates for the 2012-2013 financial year have not been determined, enquiries can be directed to the local government on the number above. Land tax may be payable if the total taxable value of your land holdings in Queensland on 30 June 2012 exceeds the threshold. For more information on land tax, including the threshold, visit the Office of State Revenue's (OSR) website above.

If you do not agree with your **New Unimproved Valuation** and wish to lodge an objection, you must do so by 28 May 2012. Objections can be lodged at the address shown at the top of this notice and must be in the approved form (Form 58U). Grounds explaining why the valuation is incorrect must be provided. An objection kit, including the form and guidelines, is available from the department's website or by phoning the valuation toll free number above.

Neil Bray  
**Valuer-General**  
Department of Environment and Resource Management

ANNUAL valuation



7412DN06\_13\_of\_peak\_r7\_43/006388/00790045

IN THE LAND COURT  
OF QUEENSLAND

LVA997-11

BETWEEN:

Harry Jacob Toumbas

Appellant

AND

Valuer-General

Respondent

Before Mr BR O'Connor, Judicial Registrar

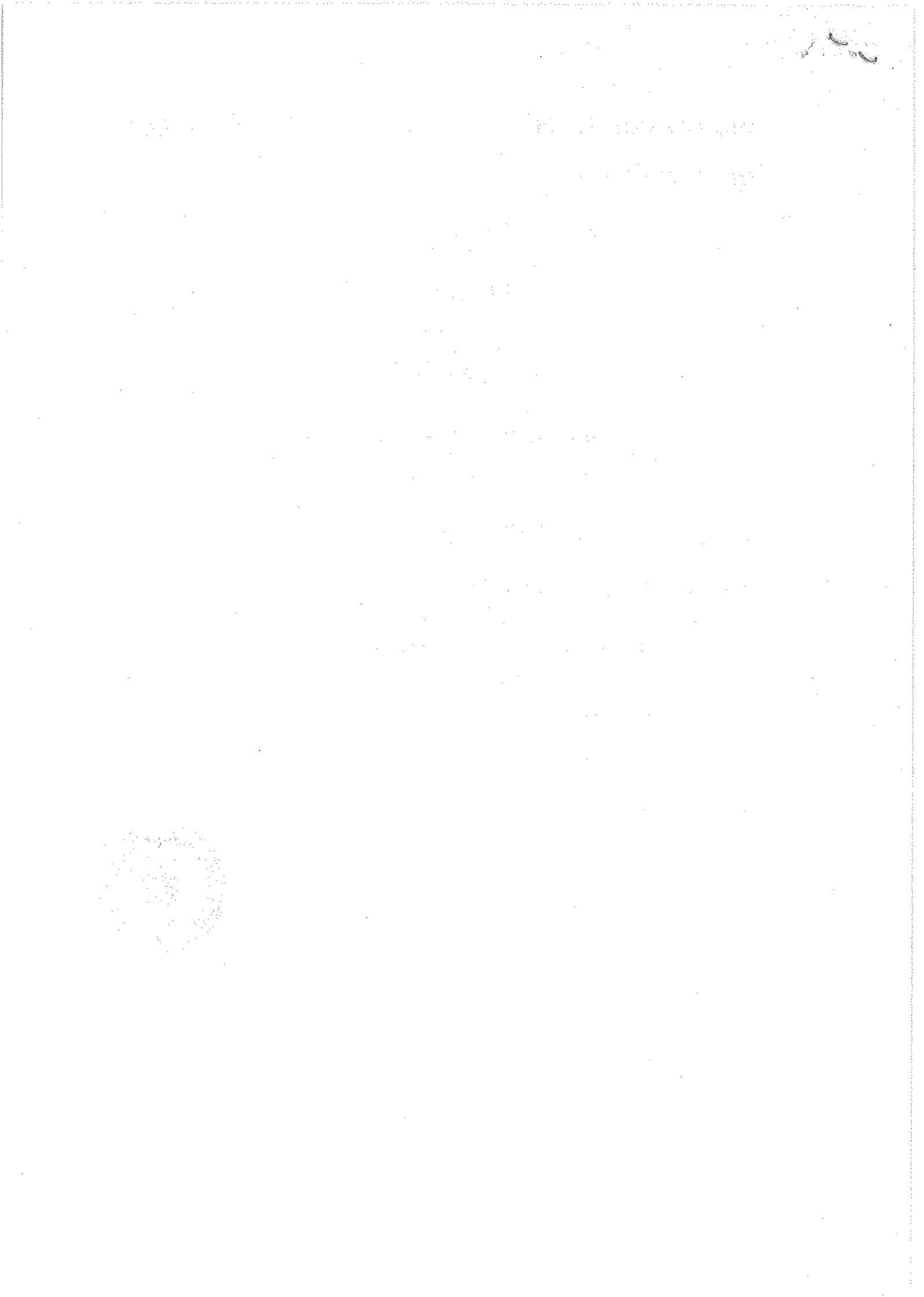
BRISBANE

The Fifth day of November 2012

By consent of the parties the Court ORDERED that:

1. The appeal is allowed.
2. The valuation of Lot 10 on RP 106788, Parish of Boyd, Property ID 499505 (60 Teys Road, Holmview), is determined in the amount of **Seventy Thousand Dollars (\$70,000)** as at 1 October 2010.
3. There will be no order as to costs.





REC 30/3/12

PO Box 1164  
BEENLEIGH QLD 4207  
LG 4590 Prop ID 499503

State Valuation Service  
Department of Environment  
and Resource Management

# Annual land valuation notice

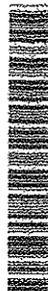
006930 035



NICOLE TOUMBAS  
PO BOX 5006  
WEST END QLD 4101

### Further information

Valuation toll free no.  
1300 664 217  
Department's website  
[www.derm.qld.gov.au](http://www.derm.qld.gov.au)  
Local government no.  
(07) 3412 5374  
OSR website (land tax)  
[www.osr.qld.gov.au](http://www.osr.qld.gov.au)



Re: Valuation of property at **96 TEYS RD, HOLMVIEW 4207**  
Issue date: **28 March 2012**  
Property ID: **499503**  
Local Government: **LOGAN CITY**  
Real Property Description (RPD): **L1 RP161971:PAR BOYD**  
Area: **1.816 HA**

↓ 90%

\* 40,000

<b>Current Unimproved Valuation: \$415,000</b>
Date of Valuation: 1 October 2010
Date of Effect: 30 June 2011

<b>New Unimproved Valuation: \$395,000</b>
Date of Valuation: 1 October 2011
Date of Effect: 30 June 2012

The State Valuation Service has completed the statewide annual valuation of all properties in accordance with the *Land Valuation Act 2010*.

You may inspect the annual valuation display listing for your local government area at the Department of Environment and Resource Management, 32 Tansey Street, BEENLEIGH or at the Logan City Council, 150 Wembley Road, LOGAN CENTRAL or on the department's website until 26 June 2012.

The **New Unimproved Valuation** will be used as a basis for local government rating and State land tax, where applicable, from 30 June 2012. While rates for the 2012-2013 financial year have not been determined, enquiries can be directed to the local government on the number above. Land tax may be payable if the total taxable value of your land holdings in Queensland on 30 June 2012 exceeds the threshold. For more information on land tax, including the threshold, visit the Office of State Revenue's (OSR) website above.

If you do not agree with your **New Unimproved Valuation** and wish to lodge an objection, you must do so by 28 May 2012. Objections can be lodged at the address shown at the top of this notice and must be in the approved form (Form 58U). Grounds explaining why the valuation is incorrect must be provided. An objection kit, including the form and guidelines, is available from the department's website or by phoning the valuation toll free number above.

Neil Bray  
**Valuer-General**  
Department of Environment and Resource Management

ANNUAL valuation



74:1DN06\_L15\_of\_peak\_v7\_4306693000851815

IN THE LAND COURT  
OF QUEENSLAND

LVA998-11

BETWEEN:

Nicole Toumbas

Appellant

AND

Valuer-General

Respondent

Before Mr BR O'Connor, Judicial Registrar

BRISBANE

The Fifth day of November 2012

By consent of the parties the Court ORDERED that:

1. The appeal is allowed.
2. The valuation of Lot 1 on RP 161071, Parish of Boyd, Property ID 499503 (96 Teys Road, Holmview), is determined in the amount of **Forty Thousand Dollars (\$40,000)** as at 1 October 2010.
3. There will be no order as to costs.

