

How to Lodge a Valuation Objection

Online

1. Go to <https://www.qld.gov.au/environment/land/title/valuation/objections/lodge-objections/online-objections>
2. If you are already registered to lodge an objection online you can login to your account.

Login to online lodgement

If you are not registered to lodge an objection online you will need to click on the below.

Register for online lodgement

3. You will need to fill in the below details to register.

Online Valuation Objection Registration

Before you register your details, please ensure you carefully read the [Privacy Statement](#) and [Terms and Conditions](#).

Instructions:

- To lodge an objection against your statutory land valuation you must register your details by completing the form below.
- You can register during the operating hours of the Department's objection management system. The usual operating hours are 3.00 am to 9.00 pm (AEST), Monday to Sunday.
- Keep your valuation notice handy, as you may need details from it to verify your identity.
- Fields marked with an asterisk (*) are mandatory.

[Read more](#)

i The landowner is the person/company responsible for any statutory charges for the land (e.g. local government rates, state land tax).

Personal Details

* I am the: ?

* Email:

* Confirm Email:

* Password: ?

* Confirm Password:

Property Details

* Property ID: ?

* Owned By: ?

* Landowner Surname: ?

Verification

D 6 F V H 3 9  [Try a different code word](#)

* Code Word:

Register

4. In the 'I am the' box select the first option.

* I am the: ?

* Email:

Confirm Email:

* Password: ?

Unit Owner

5. Enter your email address and create a password for your account.

* Email:

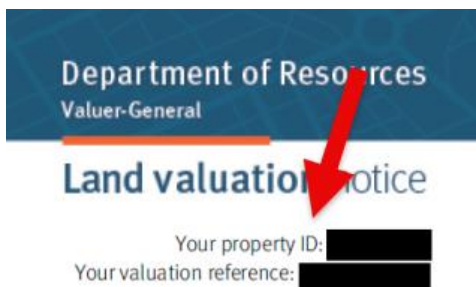
* Confirm Email:

* Password: ?

* Confirm Password:

6. Enter your property ID found on your valuation notice.

* Property ID: ?



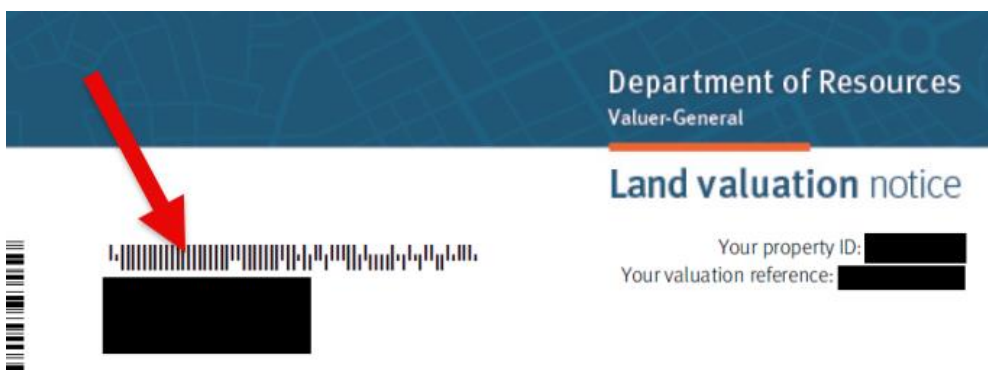
7. Select the relevant option below as found in the top left hand corner of your valuation notice.

* Owned By: ?


Owner Surname:

Company / Organisation

Body Corporate



8. Enter the verification code as displayed on the screen and select 'register'.

D 6 F V H 3 9  [Try a different code word](#)

* **Code Word:**

Register

9. You should receive the below message.

Registration Successful

Thank you for registering for the Online Valuation Objection service.

You have been sent an email with an activation link. **Please check your email inbox and click on the activation link** to activate your account. (If you do not receive the email containing the activation link be sure to check your junk mailbox).

Once your account is activated you will be able to log in to the Online Valuation Objection service.

10. Check you email inbox and click on the activation link (make sure to check your junk folder if you don't receive the email).
11. Once logged in select 'create objection' in the top right hand corner.



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Logged in: nimirphy@savills.com.au (Land Owner / Owner Representative) [Dashboard](#) [My Account](#) [Online Valuation Objections Help](#) [Logout](#)

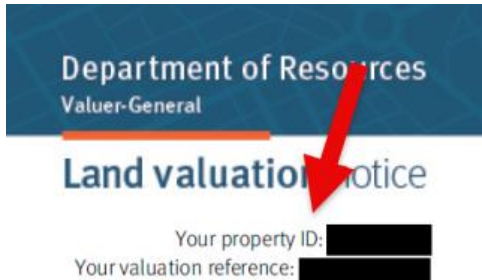
Online Valuation Objection Dashboard [System Downtime and System Upgrades](#) | [View Instructions](#) | [View All Notifications](#) | [Create Objection](#)

[Show Filtering Options](#)
[Expand Tagged Rows](#) [Collapse All Rows](#) [Hide Tagged Rows](#) [Restore Hidden Rows](#) [Export Tagged Rows](#)

Valuation Details	Objection Details	Estimate Grounds	Attachments	Actions	Objection Status
No objections.					

12. Re enter your property ID found on your valuation notice.

* **Property ID:** 



Department of Resources
Valuer-General

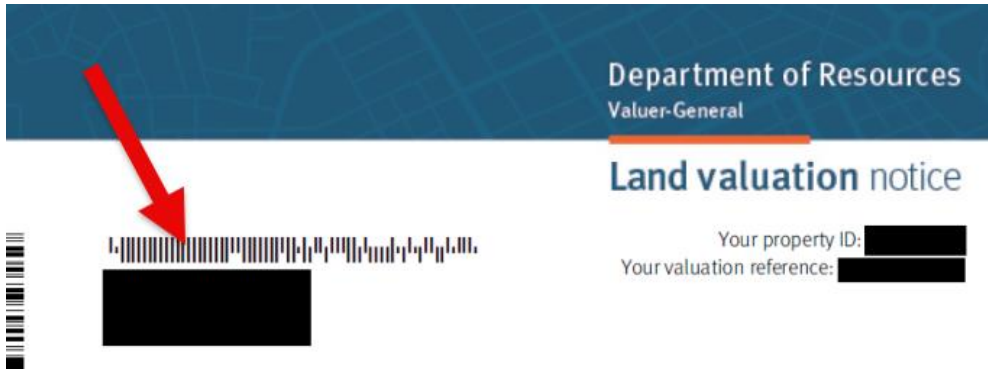
Land valuation notice

Your property ID:

Your valuation reference:

13. Re select the relevant option below as found in the top left hand corner of your valuation notice.

* Owned By: ?
Owner Surname:



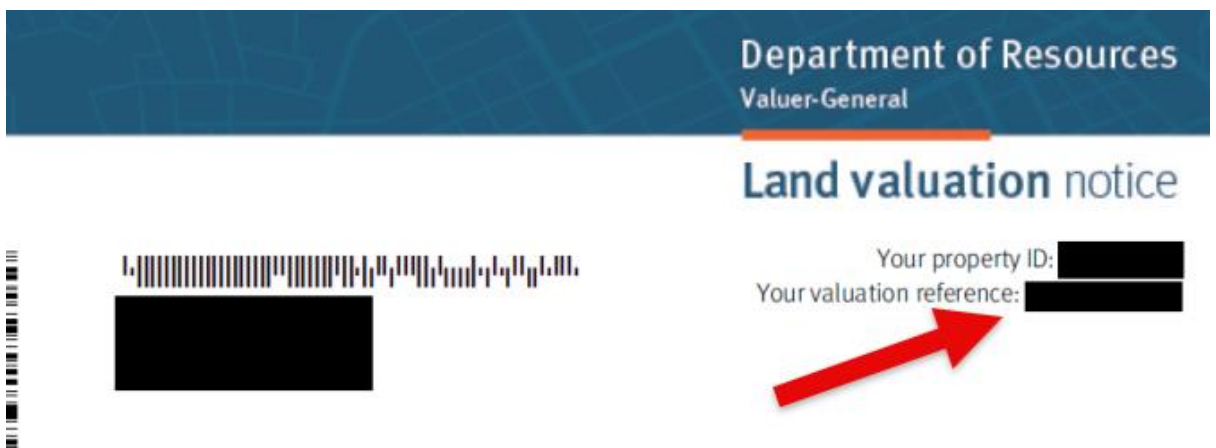
14. Select 'land owner'.

* I am the:

15. Enter the valuation reference number found in the top right hand corner of your land valuation notice.

Identify your valuation

* I have the Valuation Reference: ?
* Valuation Reference:



16. If you do not have a copy of your valuation notice you will need to enter the new valuation amount and the valuation issue date of 26 March 2024 and valuation date of effect of 30 June 2024.

Your new valuation amount can be found via this link

<https://www.qld.gov.au/environment/land/title/valuation/annual/find-your-land-valuation>

Identify your valuation


* I have the Valuation Reference: ?

* Valuation Amount: ?

* Valuation Issue Date:

* Valuation Date of Effect:

17. Once you hit verify you will be moved to the below screen. Select 'create objection'.

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Logged in: statvaluationsqld@savills.com.au (Authorised Agent)

Confirm Objection Creation

You are lodging an objection to the following statutory land valuation:

Address: [REDACTED]	Owner: [REDACTED]	Property ID: [REDACTED]
Issue Date: 26/03/2024	Effective Date: 30/06/2024	Area: [REDACTED]
New Unimproved Valuation Amount: [REDACTED]	Local Government: MORETON BAY CITY	RPD: [REDACTED]

1 Please note:

- The objection period for this valuation is from 26/03/2024 to 27/05/2024.
- Under section 249 of the *Land Valuation Act 2010*, it is an offence to give the Valuer-General false or misleading information.

Requirements for objecting

For an objection to be considered or decided it must be 'properly made' - that is, the objection must:

- be in the approved form;
- include the information required by [the Act](#) (refer to section 113); and
- be lodged within 60 days of the issue date of the valuation.

If the objection does not comply with the requirements of [the Act](#), that is, if it is not 'properly made', you will be issued with a correction notice giving you the opportunity to amend the objection.

Late objections will be accepted only if the Valuer-General is satisfied the objection was not made within the usual objection period because of:




- the owner's mental or physical incapacity
- an extreme circumstance
- an extraordinary emergency
- another reason the Valuer-General considered satisfactory in the circumstances

For detailed instructions on lodging a 'properly made' objection, please refer to the [site value objection guide](#) or the [unimproved value objection guide](#), depending on the valuation methodology used to value your land.

18. You will need to fill out the below details. Refer to evidence supplied in relation to property sales (Ground 1), physical constraints (Ground 2) and any other information to be supplied under Ground 3.


Overview | Contact Details | Objection Details | Attachments

Before lodging your objection ensure that the following mandatory items have been included:

-  Provide valid contact details.
[Add contact details](#)
-  Supply details of the ground(s) you are objecting on.
[Add objection ground\(s\)](#)
-  Provide an estimate of what you believe the valuation amount should be.
[Add 'New Valuation Amount Sought'](#)

New Valuation Amount Sought
[Click here to add the amount you believe the value of your property should be.](#)

Applicable Grounds
Provide your grounds of objection and clearly state why you believe the statutory land valuation is incorrect. Incomplete or broad grounds - that is, non-specific statements, which provide no indication about how they relate to the valuation of your land or are not supported by evidence - may not be considered by the Valuer-General. If you use broad grounds or have incomplete grounds as a basis for your objection it may not be properly made and you or your agent may be issued with a correction notice.

Ground 1 - The New Valuation is not supported by property sales  [Add](#)

Ground 2 - The New Valuation does not reflect the physical characteristics/constraints on the land use [Add](#)

Ground 3 - Other Grounds [Add](#)

Lodge Objection | **Back To Dashboard**

Manual Forms

Manual lodgement forms can be downloaded here


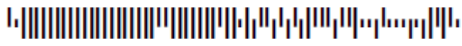
https://www.resources.qld.gov.au/_data/assets/pdf_file/0008/140885/unimproved-value-objection-form.pdf.

https://www.resources.qld.gov.au/_data/assets/pdf_file/0005/140882/site-value-objection-form.pdf

There are two different forms, an orange form for unimproved land (rural land) and a green form for site land (non-rural land). Your land type can be found on your valuation notice to determine which form to use.

Department of Resources
 Valuer-General

Land valuation notice

Your property ID: [REDACTED]

Your valuation reference: [REDACTED]


The Department of Resources has valued all properties in your local government area in accordance with the *Land Valuation Act 2010*.

Below are details of your property and the new land valuation based on the unimproved value.

Date of issue:	
Property address:	
Local government:	
Area:	
Real property description:	

NEW LAND VALUATION:	
PREVIOUS LAND VALUATION:	
Date of new valuation:	1 October 2023
Date of effect of new valuation:	30 June 2024

Find more information about your **new land valuation** over the page.



Laura Dietrich
Valuer-General
 Department of Resources

LAND valuation

FORM 58U (version 5.3)

Notice of objection—unimproved land valuation (rural land)

Land Valuation Act 2010



Land valuation notice



Your property ID: [REDACTED]
Your valuation reference: [REDACTED]

The Department of Resources has valued all properties in your local government area in accordance with the *Land Valuation Act 2010*.

Below are details of your property and the new land valuation based on the **site value**.

Date of issue:
Property address:



Local government:
Area:
Real property description:

NEW LAND VALUATION:	[REDACTED]
PREVIOUS LAND VALUATION:	[REDACTED]
Date of new valuation:	1 October 2023
Date of effect of new valuation:	30 June 2024

Find more information about your **new land valuation** over the page.

Laura Dietrich
Valuer-General
Department of Resources

LAND valuation

resources .QLD.GOV.AU

FORM 58S (version 5.3)
Notice of objection—site land valuation (non-rural land)
Land Valuation Act 2010

Once the relevant form has been completed and the relevant information included you can lodge the manual forms via the below options (extract from the lodgement form).

Lodging your objection

Lodge your completed objection form and any supporting documents at one of our business centres within 60 days of the issue date on your valuation notice. You can use any of the following methods:

Post: Please send to PO Box 230 Archerfield BC QLD 4108.

In person: Go to one of our business centres. To see a complete list of business centre addresses, visit www.qld.gov.au/landvaluation

Email: Scan and email the form and attachments to valuation.enquiries@resources.qld.gov.au

If your objection is not 'properly made', you will be issued with a correction notice giving you an opportunity to amend your objection.