

Valuer

Admin Officer

Letitia

Action No. 24862958

MERRITT_R

QVAS INFORMATION

Action Type

Section Code

D.O.E.

SPL

02

10/07/2015

ACTION DETAILS

Property ID/Property Type

Area

Valuation Required

41286850 (ISS)

42.8 HA

YES

41286851 (ISS)

1401.1543 HA

YES

VALUATION ADMIN & QVAS ACTION REMARKS/NOTES

DEALING 716654926 - SPLIT OF LOT 102 ON SP169168. COULD YOU PLEASE SUPPLY (2) NEW ISSUING VALUATIONS AND PROVIDE A NEW PLU AND AVLU FOR PROPERTY ID 41286850. THANK YOU! DOC NUMBER 86429.

13/08/2015 18:39

LOCAL AUTHORITY TRANSFER REPORT

Local Authority	Lot/Plan	Area/Vol	Address
7340	102/SP169168	42.8 Ha	LOT 102, MOUNTAIN VIEW ROAD WOODWARK QLD 4802

Vendor(s)

WB RURAL PTY LIMITED SP 1/1	Unit 322 5 LIME STREET SYDNEY NSW 2000
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Land Use : VACANT

Cash Price : 490000.00 Vendor Terms : 0.00 Liabilities : 0.00

Related : N

GST Payable : N

Paid Under
Margin Scheme :

Full Amount : Y

Dealing : 716654926 TRANSFER

Date of Agreement : 24/04/2015

Apportionment :

Purchaser(s)

sch4p4(6) Personal information

Service Address :

Date of Possession : 10/07/2015

PO BOX 3017,
NERANG QLD 4211
PO BOX 3017,
NERANG QLD 4211

RTI DL RELEASE - DNRM

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Property Details Report

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.

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Property Status: Active

District: MACKAY

Office: MKY:MACKAY

LG/Div: 7340 WHITSUNDAY REGIONAL

Property ID: 41275952

WTR: 13139/1

Previous Ref: 41142360

Property Name:
Property Addr: PALUMA RD, WOODWARK QLD 4802

Owner (VOLA): WB RURAL PTY LIMITED

Service Addr: SUITE 322/5 LIME STREET, SYDNEY NSW 2000

Others: N

RPD: L5-13 CP858306 & L101-102 SP169168 & L2,154 SP212261:PAR DRYANDER

Area/Vol: 1443.9543 HA

Indicative Planning: 850 RURAL (7330)
 860 OPEN SPACE (7330)

Primary Land Use: 18 SPECIAL TOURIST ATTRACTION

Secondary Land Use: 0 NONE

Property Type: ISSUING

Property Tenure: FREEHOLD

Property Valuation Method: RURAL

VALUATION INFORMATION
ISSUING UV **D/Effect:** 02/06/2015 **D/Valn:** 01/10/2013 **Value:** Not Issued **S/C:** 01 **D/Issue:** 23/09/2015

GENERAL PROPERTY INFORMATION
Contamination: N

Business: Y

No Water: Y

Heritage Listed: N

Benchmark Property: N

No Sewerage: Y

Easement Effect: Y

Manual Adj at Reval: N

Time Share: N

As Valued Land Use: 350 COMMERCIAL

SMA: 8 GLOUCESTER (WHITSUNDAY)

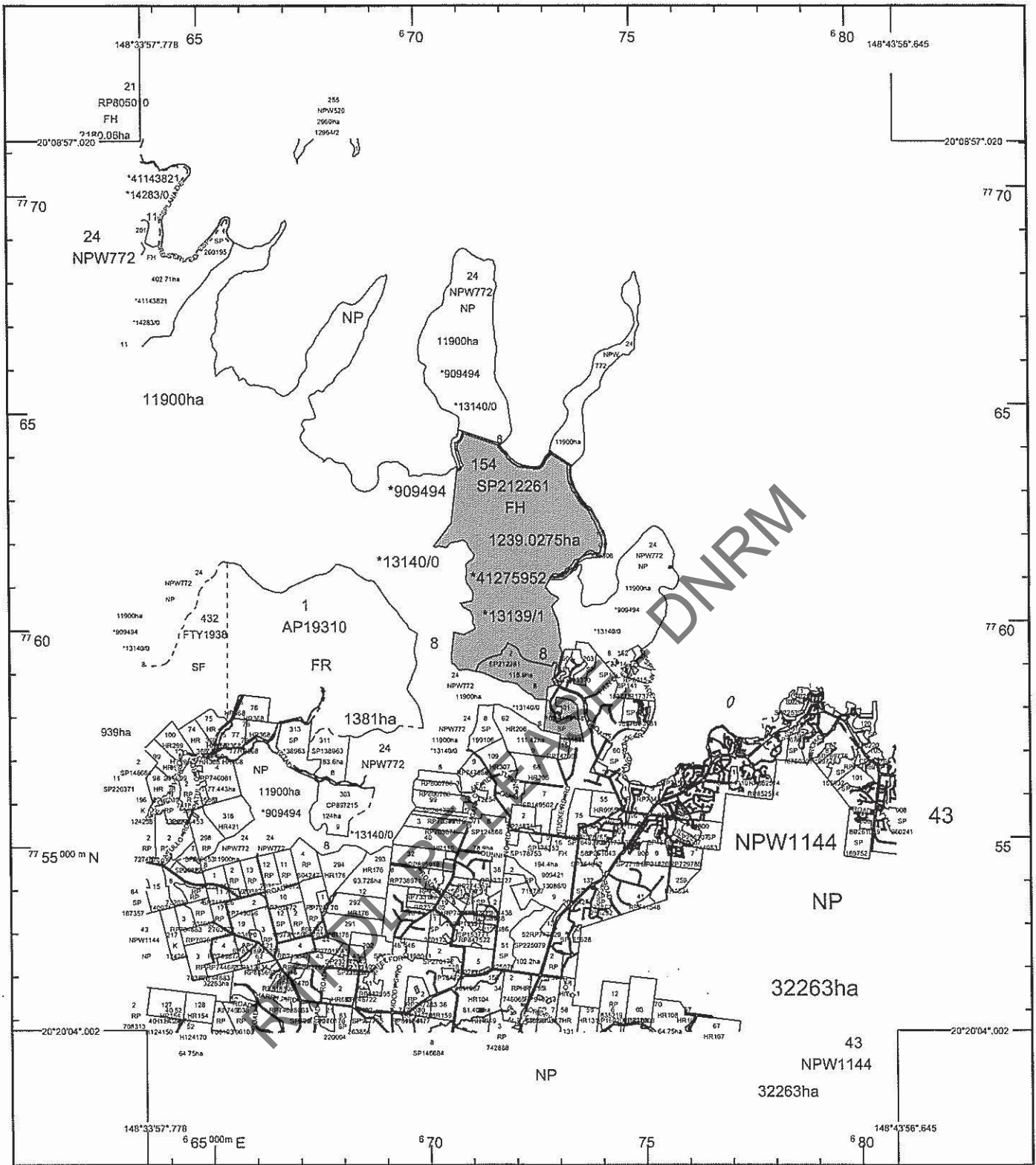
Sale Date:
Sale Price: \$0

Sale Type: NONE

Subleased: N

General Notes: DEALING 716532312 - EAEMENT A IN LOT 101O ON SP169168 BEING FOR ACCESS AND SERVICES . SUBSEQUENT SCH 24812594 - NEW PLAN SP 169168 - LOTS 101 & 102 & EASEMENT A IN LOT 101 (CANCELLING LOT 101 SP184790), CONTAINED IN THE STEEP TIMBERED HILLS AND RIDGES CLASSIFICATION - NO CHANGE IN AREA - PROPOSE NO CHANGE IN VALUE @ \$4,000,000. RJM 16/9/15.

Valuer Notes: EXISTING VALUATION/OBJECTION DECISION - 400 HECTARE BEACHFRONT SITE@\$ 2,300,000 PLUS THE BALANCE STEEP TIMBERED HILLS AND RIDGES1043.9543 HA @ 1500/HA - 1,565,931 = \$3865931 - ADOPT \$4,000,000. SUBSEQUENT SCH 24812594 - NEW PLAN SP 169168 - LOTS 101 & 102 & EASEMENT A IN LOT 101 (CANCELLING LOT 101 SP184790), CONTAINED IN THE STEEP TIMBERED HILLS AND RIDGES CLASSIFICATION - NO CHANGE IN AREA - PROPOSE NO CHANGE IN VALUE @ \$4,000,000. RJM 16/9/15.



STANDARD MAP NUMBER
8657-42332



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

Vals Admin Property ID = 41275952

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 21/09/2015
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 19/09/2015 (Lots with an area less than 5,000ha are not shown)
QVAS 23/06/2015;

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For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>

SmartMap

An Internal Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



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Valuer

MERRITT_R

Admin Officer

Letitia

Action No. 24862958

Paluma Rd.

*Objection RTI
to work*

QVAS INFORMATION

Action Type

SPL

Section Code

02

D.O.E.

10/07/2015

ACTION DETAILS

Property ID/Property Type

41286850 (ISS)

41286851 (ISS)

Area

42.8 HA

1401.1543 HA

Valuation Required

YES

YES

-\$3,800,000.

sch4p3(3) Prejudice the protection of an individual's right to p

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VALUATION ADMIN & QVAS ACTION REMARKS/NOTES

DEALING 716654926 - SPLIT OF LOT 102 ON SP169168. COULD YOU PLEASE SUPPLY (2) NEW ISSUING VALUATIONS AND PROVIDE A NEW PLU AND AVLU FOR PROPERTY ID 41286850. THANK YOU! DOC NUMBER 86429.



Valuations Administration

MERRITT_R(2)

Property Maintenance - Property 41286851 ISS on Action 24862958

Save Delete

Validate on Save No

Summary Property LG Use Owner Notes Action Errors

Summary

Property Id : 41286851 Property Type : ISSUING PVM : RURAL
 LG/Div : (7340) WHITSUNDAY REGIONAL SMA : (8) GLOUCESTER (WHITSUNDAY)
 Walk the Road : 13139/1 Previous Reference : 41275952
 Property Address : PALUMA RD, WOODWARK QLD 4802
 Owner (VOLA) : WB RURAL PTY LIMITED
 Service Address : SUITE 322/5 LIME STREET, SYDNEY NSW 2000
 RPD : L5-13 CP858306 & L101 SP169168 & L2,154 SP212261:PAR DRYANDER
 Area : 1401.1543 HA Volume : 0 M3
 Primary L/Use : (18) SPECIAL TOURIST ATTRACTION
 Secondary L/Use : (0) NONE
 As Valued L/Use : (350) COMMERCIAL
 Sale Date : Sale Price : Sale Type :

D/Effect	D/Valuation	Value	S/C	D/Issue	Unadjusted Value	DSI Total	Offset Amount
10/07/2015	01/10/2013	Not Issued	02		Not Issued		

Property

Walk the Road : 13139/1 Previous Reference : 41275952
 Property Type : ISSUING Property Status : Active Property Valuation Method : RURAL
 Property Tenure : FREEHOLD Copy Address to Associated Units : Yes
 Area : 1401.1543 HA Volume : 0 M3 Calculate Area/Volume : Yes
 Property Address : PALUMA RD, WOODWARK QLD 4802
 Other Address :
 Property Name : Copy Name to Associated Properties : Yes
 Super Lease : No Benchmark Property : No Manual Adj At Reval : No

LG

District : (MKY) MACKAY Office : (MKY) MKY:MACKAY
 LG/Div : 7340 WHITSUNDAY REGION Previous LG/Div : 7330 WHITSUNDAY
 SMA : 8 GLOUCESTER (WHITSUNDAY)
 Indicative Plannings :

Code	Description
850	RURAL (7330)
860	OPEN SPACE (7330)

Use

Primary L/Use : 18 SPECIAL TOURIST ATT
 Secondary L/Use : 0 NONE
 Highest and Best L/Use : 0 NONE
 As Valued L/Use : 350 COMMERCIAL
 No of Units/Flats : Underlying Lot/Plan :
 Business : No Timeshare : No

Water : <input type="text" value="No"/>	Sewerage : <input type="text" value="No"/>
Contamination : <input type="text" value="No"/>	Heritage Listed : <input type="text" value="No"/>
Easement Effect : <input type="text" value="No"/>	Depth Restriction : <input type="text" value="No"/>

Owner Valuation of Land Act (VOLA)

Owner Type : PRIVATE OWNERSHIP

Owner :

Service Address :

Same as Property Address :

Owner Difference Reason : NONE

Sale Date : Sale Price : Sale Type :

General Notes

Valuer Notes

SCH 24862958 - LOT 102 SP169168 3014 PRO (6) Personal Information 30/10/15 - AREA 42.8 HA DEDUCTED FROM AREA OF 1443.9543 HA. VALUATION ALTERED TO - 400 HA BEACHFRONT SITE (UNALTERED) @\$2,300,000 + ALTERED AREA OF BALANCE STEEP TIMBERED HILLS AND RIDGES 1001.1543 HA@1525/HA =1,526,760 = TOTAL 3,826,760 ADOPT \$3,800,000.RJM 30/10/15.

Action Errors (2 rows)

Property	Identifier	Error
41286850		ATS: Property ID 41286850 - Sale Use Category of Vacant on the ATS Transfer is not consistent with PLU 18 and SLU 0.
41286851		The entered Primary Land Use Code is associated with a Business. Please investigate if the Business flag needs to be set.

RTI/DL RELEASE - DNRM

Maintenance Valuation Notice

000061 000



WB RURAL PTY LIMITED
SUITE 322/5 LIME STREET
SYDNEY NSW 2000

Re: Valuation of property at: PALUMA RD, WOODWARK QLD 4802
Issue Date: **18 November 2015**
Property ID: 41286851
Local Government: WHITSUNDAY REGIONAL
RPD: L5-13 CP858306 & L101 SP169168 & L2,154
SP212261:PAR DRYANDER
Area: 1,401.1543 HA

New Unimproved Valuation:	\$3,800,000
Date of Valuation:	1 October 2013
Date of Effect:	10 July 2015
Valuation Reference:	15097192996

Note: To have future valuation notices sent to you by email, visit the department's website.

The State Valuation Service undertakes maintenance valuations when required, in accordance with the *Land Valuation Act 2010*. Information on why valuations are undertaken, the method used to calculate a **New Valuation**, the department's Privacy Statement and other matters of interest, is available from the department's website or from your local DNRM office by phoning the number below.

If you do not agree with a **New Valuation** and wish to lodge an objection, you must do so within 60 days of the issue date of this notice. A separate objection must be lodged for each new valuation. Objections can be lodged online or at the address shown at the top of this notice and must be in the approved form. Grounds explaining why the valuation is incorrect must be provided. An objection kit, including the form, guidelines and information on online lodgement, is available from the department's website or from your local DNRM office by phoning the number below.

The **New Valuation** may be used as a basis for local government rating and State land tax from 10 July 2015.

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.

Release

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.

s78B(2) - Privacy

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

For further information:

department's website	www.dnrm.qld.gov.au
Valuations enquiries	(07) 4999 6936
	(07) 4999 6965

RTI DL RELEASE - DNRM
COPY

Release

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

Objection Received: 12 / 05 / 2014

Grievance ID: 20107635

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

ANNUAL / MAINTENANCE

Property ID: 41142360 Valuer: Robyn Merritt.....

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.				YES	NO
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				YES	NO
<ul style="list-style-type: none"> If NO, Late Objection conditions apply. S111(4) 					
Is this the first and only objection lodged for this particular valuation? S105(4)				YES	NO
<ul style="list-style-type: none"> If YES, go straight to Section 2 If NO, go to next question 					
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		Final Assessment compliance	
		YES	NO	YES	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: <ul style="list-style-type: none"> 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?	n/a			
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? <i>Note: You will need to refer to requirements listed in the Landowner's guide to deductions for site improvements – statutory land valuations.</i>	n/a			
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 15-141	Is there at least one compliant ground of objection with supporting information? <i>Note: If there is not at least one compliant ground the objection is not Properly Made.</i>	✓			

PRIVACY RELEASE - DNRM

Relevant section of the form	Check the following	Initial Assessment compliance		Final Assessment compliance	
		YES	NO	YES	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		Validity	
Properly Made (all grounds compliant)	<input checked="" type="checkbox"/>	Valid	<input checked="" type="checkbox"/>
Properly Made (with non-compliant ground/s)		Out of Time (Late)	
Not Properly Made		Improper	
		Superseded s146	
		Out of Time (Invalid)	
		Multiple lodgement	
		Rental – identical to Issuing record	
		Body Corporate aka BUP/GTP s69(2)	

Initial Assessment of Objection for Defects Decision Maker:

Name: Bethany Heaney Delegation 8 Signed Date: 12/05/2014
Category 1-8

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: 15-141 Delegation Signed Date: / /
Category 1-7

Property Details Report

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Property Status: Active

District: MACKAY

Office: MKY:MACKAY

LG/Div: 7340 WHITSUNDAY REGIONAL

Property ID: 41142360

WTR: 13139/1

Previous Ref: 41048952

Property Name:
Property Addr: PALUMA RD, WOODWARK QLD 4802

Owner (VOLA): WB RURAL PTY LIMITED

Service Addr: SUITE 322/5 LIME STREET, SYDNEY NSW 2000

Others: N

RPD: L5-13 CP858306 & L101 SP184790 & L2.154 SP212261:PAR DRYANDER

Area/Vol: 1443.9543 HA

Indicative Planning: 850 RURAL (7330)

860 OPEN SPACE (7330)

Primary Land Use: 18 SPECIAL TOURIST ATTRACTION

Secondary Land Use: 0 NONE

Property Type: ISSUING

Property Tenure: FREEHOLD

Property Valuation Method: RURAL

VALUATION INFORMATION

ISSUING	UV	D/Effect: 30/06/2013	D/Valn: 01/10/2012	Value: \$8,000,000	S/C: 01	D/Issue: 08/05/2013
ISSUING	UV	D/Effect: 30/06/2014	D/Valn: 01/10/2013	Value: \$8,000,000	S/C: 21	D/Issue: 12/03/2014

GENERAL PROPERTY INFORMATION
Contamination: N

Business: N

No Water: Y

Heritage Listed: N

Benchmark Property: N

No Sewerage: Y

Easement Effect: N

Manual Adj at Reval: N

Time Share: N

As Valued Land Use: 350 COMMERCIAL

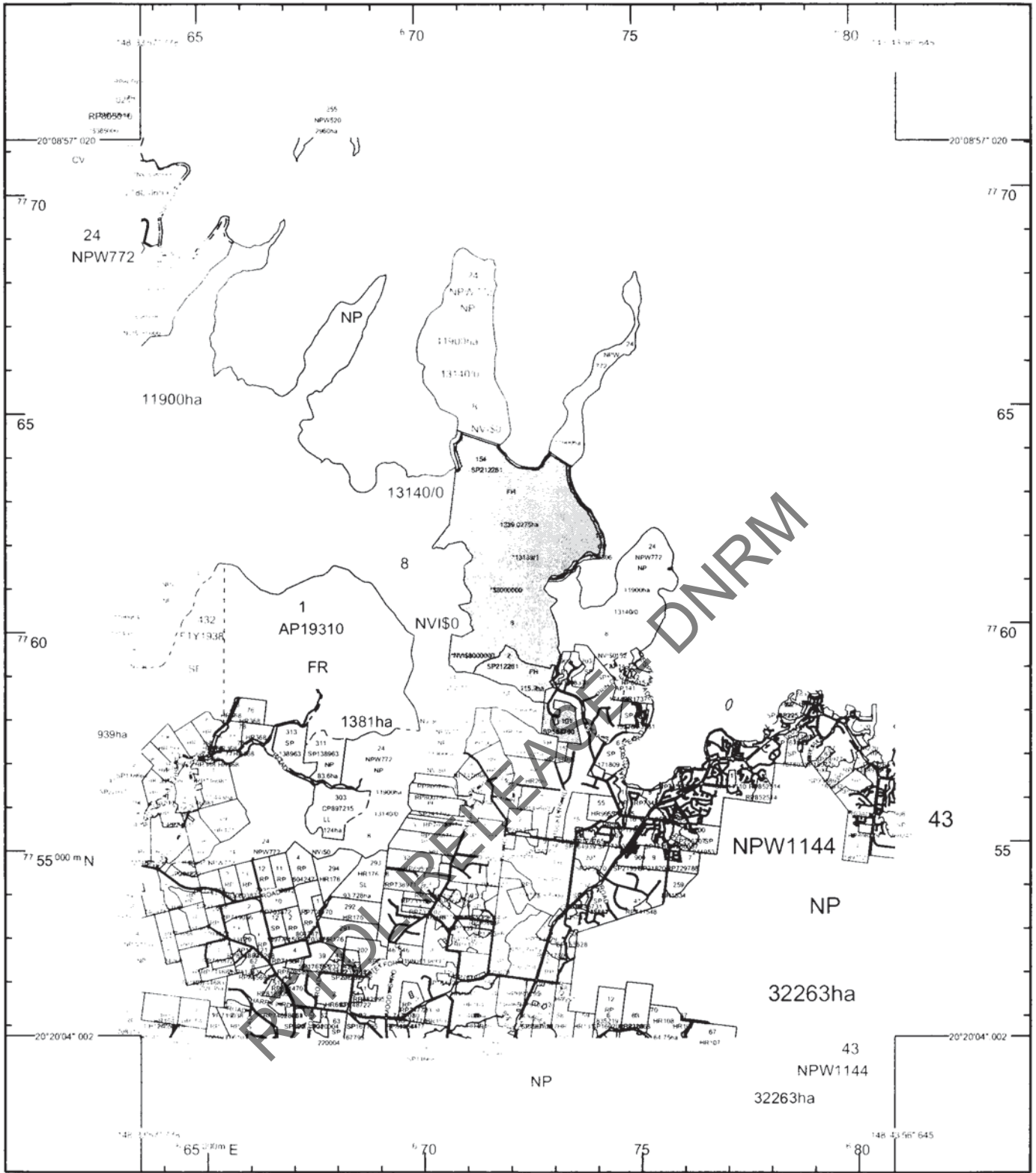
SMA: 8 GLOUCESTER (WHITSUNDAY)

Sale Date:
Sale Price: \$0

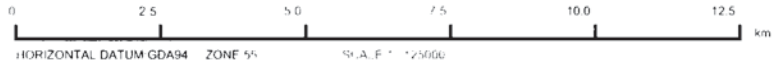
Sale Type: NONE

Subleased: N

General Notes:
Valuer Notes: NEW PLAN SP184790 DECREASED BALANCE AREA BY 12.03 HA - VALUATION REDUCED TP \$8,000,000 . RJM 22/4/13.



STANDARD MAP NUMBER
8657-42332



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

Val's Admin Property ID = 41142360

CLIENT SERVICE STANDARDS

PRINTED 11/02/2014 12:05:20:14
 EXDB 08/05/2014 (lots with an area less than 5.000ha are not shown)
 QVAS 11/02/2014

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SmartMap

An Internal Product of SmartMap Information Services
 Based upon an extraction from the Digital Cadastral Data Base



(c) The State of Queensland, (Department of Natural Resources and Mines) 2014.



MERRITT Robyn

From: MERRITT Robyn
Sent: Monday, 10 November 2014 4:58 PM
To: 'Chris Murphy'
Cc: HAKS Barend; QUAITE Bob
Subject: RE: Robin - Woodwark Bay Valuation
Attachments: Land Valuation Act 2010-p37.pdf; Land valuation Act 2010-p38.pdf; Land Valuation Act2010-p39.pdf

Good afternoon Christopher

Further to our previous email correspondence and objection teleconference held on the 17th June 2014. Considering no requested information has been received to date and in an effort to resolve the matter, I ask your consideration and approval to conduct a property inspection of the property located at Woodwark Bay. An inspection of the property will be the quickest way to determine if primary production status, under the Land Valuation Act 2010, is achievable.

Furthermore, an inspection of the property will also assist in determining the value of the land, if the primary production requirements are not able to be met.

If these arrangements are suitable, please provide contact details of the local manager, to enable organisation of a convenient time to inspect the property.

Note: I have attached the relevant section of the Land Valuation Act 2010, for your information.

Regards

Robyn Merritt
Senior Valuer
State Valuation Service
Department Natural Resources and Mines
Po box 63
Mackay 4740
Robyn.Merritt@dnrm.qld.gov.au
Ph 07 49996876

From: Chris Murphy [<mailto:chrismurphy@peoplebrowsr.com>]

Sent: Tuesday, 2 September 2014 6:07 PM

To: MERRITT Robyn

Cc: HAKS Barend; QUAITE Bob

Subject: Robin - Woodwark Bay Valuation

Hi Robin,

Thanks for your note.

We are currently working with the Queensland Office of State Revenue to finalise the land tax payable on the property site.

The information requested in your email is the next item on my list.

I will circle back with the request information this week.

Best,
Christopher.

On Mon, Sep 1, 2014 at 10:29 AM, MERRITT Robyn <Robyn.Merritt@dnrm.qld.gov.au> wrote:

Chris

Please advise if W B Rural Pty Ltd will be submitting an Application For Concessional Valuation (Exclusive use for Farming) for the properties described as Lot 5 – 13 CP858306 & Lot 101 SP184790 & Lots 2, 154 SP212261 Parish Dryander, Whitsunday Regional Council.

Information on when the buildings on the property ceased to be used as an exclusive tourist retreat, is also required.

I am required to make a decision on the current objection to valuation, as soon as possible. If no application and further information is received, a decision will be made on the information provided and discussed at the objection teleconference on the 17th June, 2014.

Regards

Robyn Merritt

Senior Valuer

State Valuation Service

Department of Natural Resources and Mines

22 – 30 Wood St,

Mackay

PH 07 49996876

RTI DL RELEASE - DNRM

From: MERRITT Robyn
Sent: Friday, 8 August 2014 10:58 AM
To: chrismurphy@peoplebrowsr.com
Subject: FW: Woodward Bay Valuation

Chris

This is a reminder email regarding the information required for the Woodward Bay Valuation.

Regards

[s 45]

- (3) Also, if part of the site improvement deduction is lost under section 43, the added value is reduced proportionately to the change in the land's area.

Subdivision 2 Exclusive use as a single dwelling house or for farming

45 Application of sdiv 2

- (1) This subdivision applies for deciding the value of land used only as a single dwelling house or for farming.
- (2) For this section, land is not used only for a single dwelling house or for farming if—
- (a) the land is divided into individual lots; and
 - (b) there is evidence, including advertising or actual sales, of an intention to sell the individual lots.

46 Particular enhancements must be disregarded

- (1) In deciding the value, any enhancement in its value because of any of the following for the land must be disregarded—
- (a) a subdivision by survey;
 - (b) a potential use for industrial, subdivisional or any other purposes.
- (2) Subsection (1)(b) applies whether or not the potential use is lawful on the valuation day.

47 What is a *single dwelling house*

- (1) A *single dwelling house* is—
- (a) a dwelling used solely for habitation by a single household; or

[s 48]

- (b) a building consisting of 2 flats used solely for habitation; or
 - (c) a building consisting of 2 self-contained units, known as a duplex, and used solely for habitation.
- (2) Subsection (1)(a) includes a dwelling used solely for habitation by a single household—
- (a) part of which is used or available for use as a furnished room or furnished rooms; or
 - (b) with a single self-contained flat.

48 What is *farming*

- (1) *Farming* is the use of land for a farming business if—
- (a) the use is the land's dominant use; and
 - (b) the conditions under subsections (2) and (3) are complied with.
- (2) The business must be carried out for profit on a continuous or repetitive basis.
- (3) The business must have a substantial commercial purpose or character shown by at least one of the following—
- (a) having an average gross annual return, worked out over a 3-year period, of at least \$5000;
 - (b) if the business is establishing and harvesting native or non-native forests—having an average anticipated gross annual return, worked out over the period from establishment to harvesting that is usual for the particular species of tree, of at least \$5000;
 - (c) if the business is maintaining and harvesting native forests—having an average anticipated gross annual return, worked out over the period from the start of maintenance to harvesting of the particular species of tree, of at least \$5000;
 - (d) having both of the following—

[s 49]

- (i) a minimum value of farm improvements or planting of forest or orchard trees of \$50000;
- (ii) the appearance of being kept for farming or expenditure on crops, forest trees, maintenance of farm improvements, livestock or orchard trees.

(4) In this section—

farm improvements includes appropriate sheds, other structures, facilities, farm plant and land development for the particular farming business but does not include a dwelling or car accommodation.

farming business means—

- (a) the business or industry of grazing, dairying, pig farming, poultry farming, viticulture, orcharding, apiculture, horticulture, aquaculture, vegetable growing, the growing of crops of any kind or forestry; or
- (b) another business or industry involving the cultivation of soils, the harvesting of crops or the rearing of livestock.

Subdivision 3 Discounting for subdivided land not yet developed (non-Land Act rental)

49 Application of sdiv 3

- (1) This subdivision applies to a parcel (the *relevant parcel*) if—
 - (a) the relevant parcel is 1 of the parts into which land has been subdivided; and
 - (b) the person who subdivided the land is the owner of the relevant parcel; and
 - (c) the relevant parcel is not developed land.
- (2) This subdivision also applies to a parcel (also the *relevant parcel*) if—

MERRITT Robyn

From: Chris Murphy <chrismurphy@peoplebrowsr.com>
Sent: Tuesday, 2 September 2014 6:07 PM
To: MERRITT Robyn
Cc: HAKS Barend; QUAITE Bob
Subject: Robin - Woodwark Bay Valuation

Hi Robin,

Thanks for your note.

We are currently working with the Queensland Office of State Revenue to finalise the land tax payable on the property site.

The information requested in your email is the next item on my list.

I will circle back with the request information this week.

Best,
Christopher.

On Mon, Sep 1, 2014 at 10:29 AM, MERRITT Robyn <Robyn.Merritt@dnrm.qld.gov.au> wrote:

Chris

Please advise if W B Rural Pty Ltd will be submitting an Application For Concessional Valuation (Exclusive use for Farming) for the properties described as Lot 5 – 13 CP858306 & Lot 101 SP184790 & Lots 2, 154 SP212261 Parish Dryander, Whitsunday Regional Council.

Information on when the buildings on the property ceased to be used as an exclusive tourist retreat, is also required.

I am required to make a decision on the current objection to valuation, as soon as possible. If no application and further information is received, a decision will be made on the information provided and discussed at the objection teleconference on the 17th June, 2014.

Regards

Robyn Merritt

Senior Valuer

State Valuation Service

Department of Natural Resources and Mines

22 – 30 Wood St,

Mackay

PH 07 49996876

From: MERRITT Robyn
Sent: Friday, 8 August 2014 10:58 AM
To: chrismurphy@peoplebrowsr.com
Subject: FW: Woodwark Bay Valuation

Chris

This is a reminder email regarding the information required for the Woodwark Bay Valuation.

Regards

Robyn Merritt

From: MERRITT Robyn
Sent: Tuesday, 17 June 2014 4:19 PM
To: chrismurphy@peoplebrowsr.com
Cc: HAKS Barend
Subject: Woodwark Bay Valuation

Chris

Further to our valuation objection teleconference held today, I have attached the "Application for Concessional Valuation" forms for your completion.

Also, please provide written advice of the use of the buildings situated on the property and the date they ceased to be used on a commercial basis.

Regards

Robyn Merritt

Senior Valuer

State Valuation Service

MERRITT Robyn

From: MERRITT Robyn
Sent: Monday, 1 September 2014 10:30 AM
To: chrismurphy@peoplebrowsr.com
Cc: HAKS Barend; QUAITE Bob
Subject: FW: Woodwark Bay Valuation
Attachments: ApplicationforConcessionalValuation.pdf

Chris

Please advise if W B Rural Pty Ltd will be submitting an Application For Concessional Valuation (Exclusive use for Farming) for the properties described as Lot 5 – 13 CP858306 & Lot 101 SP184790 & Lots 2, 154 SP212261 Parish Dryander, Whitsunday Regional Council.

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Department Natural Resources and Mines
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Mackay
Ph 07 49996876

RTI DL RELEASE - DNRM

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Department Natural Resources and Mines

22 – 30 Wood St

Mackay

Ph 07 49996876

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The information in this email together with any attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. There is no waiver of any confidentiality/privilege by your inadvertent receipt of this material.

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Christopher Murphy
Financial Controller | PeopleBrowsr | Sydney, Australia |
Mobile: (+61) s78B(2) - Privacy | @PeopleBrowsr | www.peoplebrowsr.com
LinkedIn: christopherrobertmurphy | **About Me:** christopher_murphy

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Application for Concessional Valuation Exclusive use for farming (Version 3.0) *Land Valuation Act 2010*

Purpose of this form

Use this form to apply for a concessional valuation under the *Land Valuation Act 2010* (The Act). Under sections 45 to 48 of the Act, an owner of land is entitled to a concession if the land is used for the purposes of farming.

Applicants who already hold the status of a farmer or Primary Producer under Acts administered by the Queensland Government or the Australian Government (Commonwealth of Australia) do NOT necessarily qualify for the issue of concessional valuations under the Act unless applicants also satisfy the criteria required under section 48 of the Act.

Completing this form

All sections of this form must be completed. Please print your responses in BLOCK LETTERS.

Lodging the application

This application can be lodged at any DNRM business centre by either post, hand or email.

Section 1—Property details

Please provide details of the land. Refer to your Valuation Notice for this information.

Owner/s name: _____ Property ID no.: _____
Lot/plan or RPD: _____ Local government: _____
Street no: _____ Street name: _____
Suburb: _____ Town: _____ Postcode: _____

Section 2—Contact details

The Valuer-General will use these details for all future correspondence regarding this application. If an agent is acting on behalf of the landowner, the agent's contact details should be inserted to allow correspondence to be sent directly to the agent.

Full name: _____
Address for service (postal): _____
Phone no: _____ Facsimile: _____
Email: _____

Office use only

Property ID: _____ Application ID: _____
Delegate name: _____ Delegate signature: _____

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Section 3—Criteria

Each of the following four (4) criteria must be fully completed and answered in the affirmative in order to be eligible for consideration and be issued a concessional valuation under the provisions of sections 45 to 48 of the Act

Criteria 1:

Is the land used for the purposes of:

- (a) the business or industry of either grazing, dairying, pig farming, poultry farming, viticulture, orcharding, apiculture, horticulture, aquiculture, vegetable growing, the growing of crops of any kind, or forestry; or
- (b) any other business or industry involving the cultivation of soils, the gathering in of crops or the rearing of livestock?

Yes (provide details below) No (You are not entitled to a concession)

Please provide details of business over each of the last three (3) years carried out on the land which is the subject of this application. For example numbers and type of livestock, areas and type of crop, orchard or forestry trees. Comment on seasons experienced. Please show each year separately.

Year one _____

Year two _____

Year three _____

Is other land, either leased or owned by you, used in connection with the land which is the subject of this application?

Yes (provide details below)
 No (go to criteria 2)

If yes, please provide the property details below

Property ID no.: _____ Lot/plan or RPD: _____

Local government: _____

Street no: _____ Street name: _____

Suburb: _____ Town: _____ Postcode: _____

Please provide details of business over each of the last three (3) years carried out on this other land which is used in connection with the subject land. For example numbers and type of livestock, areas and type of crop, orchard or forestry trees. Comment on seasons experienced (please show each year separately).

Year one _____

Year two _____

Year three _____

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Criteria 2:

Does the use of the land for the purposes of that business or industry represent the dominant use of the land?

- Yes (provide details below)
- No (You are not entitled to a concession)

What amount of the subject land is actually used for the purpose/s in Criteria 1?

What is the nature, extent and intensity of the uses of the land in Criteria 1?

Please provide details of extent of all improvements and development and your estimate of value. For example:

Homestead = \$50000; Car Garage = \$5000; Grain Shed = \$25000; Machinery Shed = \$10000
 Farm Plant (please list each item of Farm Plant)—Tractor = \$10000; Clearing and Cultivation of 95 hectares = \$43000;
 Plantings of forest trees = \$5000; Plantings of orchard trees = \$6000 etc)

(Note: Value of Homestead and Car Garage do not form part of the value of farm improvements)

What is the nature, extent and intensity of the uses of the other land used in conjunction with the subject land in Criteria 1?

(Please provide details of extent of all improvements and development on the other land used in conjunction and your estimate of value. If not applicable please write 'n/a'.)

To what extent is the land used for activities which are incidental to the land use as in 1?

(Please provide details of other activities)

To what extent, if any, is the land used for purposes which are unrelated to each other?

(Please provide details—for example separate businesses or other uses operated which are independent of each other)

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Criteria 3:

Does the use of the land (as stated in criteria 1) for the purposes of that business or industry have a significant and substantial commercial purpose or character?

- Yes (provide details below) No (You are not entitled to a concession)

Please provide details of time, labour and resources spent in using the land for each purpose and total annual expenditure on each purpose over each of the last 3 years. Please show each year separately.

Year one _____

Year two _____

Year three _____

Please provide details of Gross Annual Income Received over the last 3 years. Please show gross income for each year separately:

Year one _____

Year two _____

Year three _____

Is the business on the land the establishment and harvesting or maintenance and harvesting of native or non-native forests

- Yes (provide details below)
 No (Go to Criteria 4)

Establishment and harvest

Details of anticipated gross annual return upon harvesting, that is usual for the particular species of tree:

Date established: _____

Species to be harvested: _____

Anticipated date of first harvest: _____

Anticipated gross annual return: \$ _____

Calculated as (Please show anticipated harvest volume and gross sales value):

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AND/OR

Maintenance and Harvest

Details of anticipated gross annual return upon harvesting, that is usual for the particular species of tree:

Date maintenance started: _____

Species to be harvested: _____

Anticipated date of first harvest: _____

Anticipated gross annual return: \$ _____

Calculated as (please show anticipated harvest volume and gross sales value):

Criteria 4:

Is the use of the land for the purposes of that business or industry engaged in for the purpose of profit on a continuous or repetitive basis?

Yes (provide details below) No (You are not entitled to a concession)

Please provide complete details of your plans for maintenance of the existing business or industry and future improvements and development, if any, and the cost thereof including a timetable for their completion. Please include a sketch plan of any proposed development:

Sketch Plan of proposed development (if applicable):

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Landowner consent for an Agent: I own the land described and nominate an agent to lodge this application on my behalf I declare that

_____ of _____
is authorised to act on my behalf.

Owner's name: _____ Agent's name: _____

Signature: _____ Signature: _____

Date: _____ Date: _____

Lodging your application

Lodge your completed application for internal review and any supporting documents at a DNRM business centre by either:

Post: see the DNRM website <www.dnrm.qld.gov.au> for a complete list of DNRM business centre addresses.

By hand: see the DNRM website <www.dnrm.qld.gov.au> for a complete list of DNRM business centre addresses.

Email: see the DNRM website <www.dnrm.qld.gov.au> for a complete list of email addresses. Sign and scan the form then attach to email. Note: each DNRM business centre has a dedicated email address for the lodging of internal review applications.

Information privacy statement

The Department of Natural Resources and Mines is collecting the information you provide on the notice of objection to allow the Valuer-General to decide an objection to a statutory land valuation. The department is required to collect this information under section 113 of the *Land Valuation Act 2010*. This information will only be accessed by authorised employees within the department. Some information may be given to other agencies for the purpose of levying local government rates, state land tax and state land rentals (where applicable). Your information will not be disclosed to any other parties unless authorised or required by law. If you have any questions regarding your privacy, please contact privacy@ehp.qld.gov.au.

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Queensland Government

MERRITT Robyn

From: MERRITT Robyn
Sent: Wednesday, 11 June 2014 2:05 PM
To: 'Chris Murphy'
Subject: RE: Robyn - Objection to Land Valuation - Paluma Rd, Woodwark QLD 4812 - WB Rural Pty Ltd - Meeting Confirmation

Christopher

Further to my earlier reply to your email today. If an onsite property inspection is not possible on the 17th and you will be attending via teleconference, I will also discuss the matter via teleconference from my office in Mackay together with the department delegate. The other person you are wanting included in the conference could also join via a teleconference.

Considering there is no travelling time involved, I would be available at 3pm if that still suits.

Please advise telephone numbers for yourself and the other party in Cannonvale.

Regards

Robyn Merritt

PH 07 49996876

From: chrismurphy@peoplebrowsr.com [mailto:chrismurphy@peoplebrowsr.com] **On Behalf Of** Chris Murphy
Sent: Wednesday, 11 June 2014 10:40 AM
To: MERRITT Robyn
Subject: Robyn - Objection to Land Valuation - Paluma Rd, Woodwark QLD 4812 - WB Rural Pty Ltd - Meeting Confirmation

Robyn,

Confirming out meeting on the 17th June at 3pm AEST.

As I am based in Sydney, I will join the meeting via teleconference.

The meeting will take place at the office listed below:

Suite 4
Whitsunday Business Centre
230 Shute Harbour Road
Cannonvale QLD 4802

Best,
Christopher

--

Christopher Murphy

Chief Financial Officer | Woodwark Bay | Sydney, Australia |

Mobile: (+61) [s78B\(2\) - Privacy](tel:s78B(2) - Privacy) | @Woodwarkbay | www.woodwarkbay.com.au

MERRITT Robyn

From: MERRITT Robyn
Sent: Friday, 13 June 2014 9:41 AM
To: Quaite Bob
Subject: FW: Robyn - Objection to Land Valuation - Palima Rd, Woodwark QLD 4812 - WB Rural Pty Ltd

Bob
fyi

From: Chris Murphy [mailto:chrismurphy@peoplebrowsr.com]
Sent: Wednesday, 4 June 2014 9:46 AM
To: MERRITT Robyn
Subject: Robyn - Objection to Land Valuation - Palima Rd, Woodwark QLD 4812 - WB Rural Pty Ltd

Robyn,

Thanks very much for your email.

Happy to have a conference to discuss this valuation.

Our preference would be to organise an objection conference with the valuer and a local departmental delegate.

I am available at 1pm on Friday.

As our companies Head Office is based in Sydney, we will need to liaise with our Airlie Beach lawyers and see if it is possible to use one of their conference rooms for the meeting.

Best,
Christopher

On Fri, May 23, 2014 at 5:06 PM, MERRITT Robyn <Robyn.Merritt@dnrm.qld.gov.au> wrote:

Hello

I am contacting you with regard to organising an objection conference to discuss the valuation of the land at Woodwark.

There is provision for the Valuer General to offer an independently chaired conference.

If you would prefer, there is also an opportunity to organise an objection conference with the valuer and a local departmental delegate.

The local conference with a valuer and delegate, would be able to be arranged in the near future, at a time suitable to yourself.

The independently chaired conference, requires more information sharing and a lengthier organisation time.

Please contact me to discuss which options best suits your requirements.

Regards

Robyn Merritt

Senior Valuer

State Valuation Service

22 – 30 Wood St

Mackay4740

Phone 07 49996876

Email: Robyn.Merritt@dnrm.qld.gov.au

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Christopher Murphy
Financial Controller | PeopleBrowsr | Sydney, Australia |
Mobile: (+61) 422 098 901 | @PeopleBrowsr | www.peoplebrowsr.com
LinkedIn: christopherrobertmurphy | **About Me:** christopher_murphy

MERRITT Robyn

From: MERRITT Robyn
Sent: Friday, 23 May 2014 5:07 PM
To: 'chrismurphy@peoplebrowsr.com'
Subject: Objection to Valuation - Palima Rd, Woodwark QLD 4812 - WB Rural Pty Ltd

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