

PwE

**Renovated**

4 Bedroom double carport

Sale  
\$1,450,000

Living area	224 m <sup>2</sup>	@	\$4,000	\$896,000
Court yard	9 m <sup>2</sup>	@	\$0	\$0
Balcony	15 m <sup>2</sup>	@	\$0	\$0
Carport (Double)	51 m <sup>2</sup>	@	\$1,750	\$89,250
	<b>299 m<sup>2</sup></b>			<b>\$985,250</b>

\$464,750

Furniture

**\$60,000**

\$404,750

**Original**

4 Bedroom double carport

\$1,150,000

Living area	224 m <sup>2</sup>	@	\$2,600	\$582,400
Court yard	9 m <sup>2</sup>	@	\$400	\$3,600
Balcony	15 m <sup>2</sup>	@	\$1,000	\$15,000
Carport (Double)	51 m <sup>2</sup>	@	\$1,500	\$76,500
	299 m <sup>2</sup>			\$677,500

\$472,500

Furniture

**\$30,000****\$442,500**

RTI DL RELEASE - DIRM

Bulal

**Renovated**

3 Bedroom double carport

Sale Lot 23  
\$775,000

Living area	200 m <sup>2</sup>	@	\$2,600	\$520,000
Court yard	9 m <sup>2</sup>	@	\$0	\$0
Balcony	15 m <sup>2</sup>	@	\$0	\$0
Carport (Double)	25 m <sup>2</sup>	@	\$1,750	\$43,750
	<b>249 m<sup>2</sup></b>			<b>\$563,750</b>

\$211,250

Furniture

\$30,000

\$181,250

**Original**

4 Bedroom double carport

\$850,000 lot 23

Living area	224 m <sup>2</sup>	@	\$2,600	\$582,400
Court yard	9 m <sup>2</sup>	@	\$0	\$0
Balcony	15 m <sup>2</sup>	@	\$0	\$0
Carport (Double)	25 m <sup>2</sup>	@	\$1,500	\$37,500
	<b>273 m<sup>2</sup></b>			<b>\$619,900</b>

\$230,100

Furniture

\$30,000

\$200,100

RTI DL RELEASE - DNRPM

15 Esplanade					Sale 24/8/2011
					\$1,860,000
Living area	176 m <sup>2</sup>	@	\$3,500	\$616,000	
Balcony	78 m <sup>2</sup>	@	\$3,500	\$273,000	
basement	70 m <sup>2</sup>	@	\$3,500	\$245,000	
	0		\$0	\$0	
	<b>324 m<sup>2</sup></b>			<b>\$1,134,000</b>	\$726,000
Pool,fencing,landscaping				\$0	
				<b>\$75,000</b>	\$576,000
<b>site is 607m2</b>					
	\$700k * 2 =		\$1,400,000		

RTI DL RELEASE - DNRM

	<b>Ave of Palms</b>						
No. of Units							
4	<b>3 Bedroom single carport villas</b>						
	renovated						\$800,000
As if new	Living area	200 m <sup>2</sup>	@	\$3,000	\$600,000		
	Court yard	0 m <sup>2</sup>	@	\$500	\$0		in the main living area
	Balcony	0 m <sup>2</sup>	@	\$1,000	\$0		in the main living area
	Carport (single)	25 m <sup>2</sup>	@	\$1,500	\$37,500		
	As new villa	225 m <sup>2</sup>				\$637,500	
	Less depreciation	1.00% pa		25 years	25.00%	\$159,375	\$478,125 unrenovated
	Add renovation	\$250,000	Less furniture package	\$50,000		\$200,000	
							\$678,125
	Unit site area						\$121,875
	<b>there are 4 by 2 bedroom vilas at</b>			<b>\$122,000 / unit site or</b>			\$488,000
	2 Bedroom single carport villas						
6	Sale Ave of Palms 24/5/2013	renovated					\$700,000
	Living area	184 m <sup>2</sup>	@	\$3,000	\$552,000		
	Court yard	0 m <sup>2</sup>	@	\$400	\$0		in the main living area
	Balcony	0 m <sup>2</sup>	@	\$1,000	\$0		in the main living area
	Carport (single)	25 m <sup>2</sup>	@	\$1,500	\$37,500		
	As new villa	209 m <sup>2</sup>				\$589,500	
	Less depreciation	0.01 pa		25 years	0.25	\$147,375	\$442,125
	Add renovation	\$200,000	Less furniture package	\$50,000		\$150,000	
							\$592,125
	Furniture					\$0	
	Unit site area						\$107,875
	<b>there are 6 by 2 bedroom vilas at</b>			<b>110000 / unit site or</b>			<b>\$660,000</b>
	Total site value						<b>\$1,148,000</b>
	Site area	4065 m <sup>2</sup>					<b>\$282.41 m<sup>2</sup></b>

RTI DL RELEASE - DNRM

	BWNth							
No. of Units	8	4 Bedroom single carport villas						
		Sale BWNth 24/9/2013	unrenovated					\$1,400,000
As if new		Living area	225 m <sup>2</sup>	@	\$4,000	\$900,000		
		Court yard	0 m <sup>2</sup>	@	\$500	\$0		
		Balcony	0 m <sup>2</sup>	@	\$1,000	\$0		
		Carport (single)	25 m <sup>2</sup>	@	\$1,500	\$37,500		
		As new villa	250 m <sup>2</sup>			\$937,500		
		Less depreciation	1.00% pa		25 years	0.25	\$234,375	\$703,125
		Add renovation	\$400,000	Less furniture package	\$75,000			\$325,000
								\$1,028,125
		Unit site area						\$371,875
		there are 8 by 4 bedroom vilas at			\$372,000 / unit site or			\$2,976,000
No. of Units	4	3 Bedroom single carport villas						
		Sale BWW 4/7/2013	renovated					\$850,000
As if new		Living area	200 m <sup>2</sup>	@	\$3,500	\$700,000		
		Court yard	0 m <sup>2</sup>	@	\$500	\$0		
		Balcony	0 m <sup>2</sup>	@	\$1,000	\$0		
		Carport (single)	25 m <sup>2</sup>	@	\$1,500	\$37,500		
		As new villa	225 m <sup>2</sup>			\$737,500		
		Less depreciation	1.00% pa		25 years	0.25	\$184,375	\$553,125
		Add renovation	\$250,000	Less furniture package	50000			\$200,000
								\$753,125
		Unit site area						\$96,875
		there are 4 by 3 bedroom vilas at			\$97,000.00 / unit site or			\$388,000
No. of Units	2	2 Bedroom single carport villas						
		Sale Ave of Palms 24/5/2013	renovated					\$700,000
		Living area	184 m <sup>2</sup>	@	\$3,000	\$552,000		
		Court yard	0 m <sup>2</sup>	@	\$400	\$0		
		Balcony	0 m <sup>2</sup>	@	\$1,000	\$0		
		Carport (single)	25 m <sup>2</sup>	@	\$1,500	\$37,500		
		As new villa	209 m <sup>2</sup>			\$589,500		
		Less depreciation	0.01 pa		25 years	0.25	\$147,375	\$442,125
		Add renovation	\$200,000	Less furniture package	50000			\$150,000
								\$592,125
		Furniture						\$0
		Unit site area						\$107,875
		there are 4 by 2 bedroom vilas at			\$110,000 / unit site or			\$220,000
		Total site value						\$3,584,000
		Site area	8729 m <sup>2</sup>					\$411

RTI DL RELEASE - DNRM

SMA Code/Name	2800:127:MIRAGE AND ASSOCIATED RESORTS		
SMA Description	The Mirage SMA is an Integrated Resort Development in Port Douglas and is made up of the group titled "Beachfront Mirage" residential estate combining upper market homes with nearby Four Mile beach and golf course. The main area comprises the Mirage Resort with balance lands and the remainder comprises an 18 hole golf course. Also within this precinct is the Links Resort, and residential land surrounding the Links country club golf course in the southern precinct of town.		
Land Use Group(s)	Commercial:4 Industrial:1 Multi Unit Residential:20 Single Unit Residential:1		
Mass Appraisal Methodology	F:26		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	26		
QRP	133.24%		
Applied Factor(s)	The SMA is not a factored SMA and valued on a rate per square metre basis. SMA:1.00(26)		
Reference to Basis Sales	2800:127		
Availability and Reliability of Sales	<b>No. Support Sales</b>	<b>No. Basic Sales</b>	<b>No. Against Sales</b>
	0	0	0
	No large vacant sites sold although smaller sites transferred. (see General Comments).		
Comparison of Average Value Change (CAVC)	<b>Sold Properties Factor</b>	<b>Unsold Properties Factor</b>	<b>CAVC</b>
	0	1.0000	0
General Comments	<p>There were eight residential sized sales of land in the group titled precincts within this SMA ranging in value from \$185,000 to \$500,000 (561m<sup>2</sup> to 913m<sup>2</sup>) for land that is very close to beach or fronting golf course. A sale of note included the purchase of 46 fully developed residential lots in the new Palmer Reef Golf course precinct for \$5,623,169 plus the 18 hole links golf course (\$1,000,000). The transfer was considered to be under duress with the vendor considered to be in financially motivated to sell. Subsequent sales of residential land abovementioned further support these observations.</p> <p>Following a review of the Mirage Resort precinct during the year, values were decreased in keeping with surrounding relativities and inline with declines in the values of villas sold during the period. A review of the land value of the Beachfront Mirage GTP supported a rewrite without evidence to support a change otherwise.</p>		

NAME	PID	01/10/2007 VALUE	01/10/2010 VALUE	DECLINE IN VALUE SINCE GFC to 01/10/2010	01/10/2012 VALUE	TOTAL DECLINE IN VALUE SINCE GFC	VALUE AS AT 2012	VALUE AT ICC after 12.5% decline	ROUNDING	TOTAL DECLINE IN VALUE SINCE 01/10/2007 INCLUDING ICC OFFER PRIOR ROUNDING	At 40% of 01/10/2007 Value	DECLINE IN VALUE FROM 01/10/2012 TO BE RELATIVE TO 40% DECLINE FROM 01/10/2007 VALUE	ADDITIONAL PERCENTAGE FROM THE 12.5% ADOPTED AT ICC TO BE AT 40% MARKET LEVEL	No. of villas	Value per villa site 2007	ROUNDING	TOTAL % CHANGE SINCE GFC	Value per villa site 2012	Value per villa site ON REVIEW	LAND AREA M <sup>2</sup>	Rate /M <sup>2</sup> on review rounding	Owner	Units in each BC	Unit site per BC on average
Pandanus Way East ICC	5046248	\$7,700,000	\$6,000,000	22.08%	\$5,700,000	25.97%	\$5,700,000	\$4,987,500	\$5,000,000	35.23%	\$4,620,000	19.30%	7.37%	22	\$350,000	\$4,600,000	40.26%	\$259,091	\$209,091	12,070	\$381	mixed private owners & BC	22	\$209,091
Pandanus Way West	5046280	\$3,900,000	\$3,200,000	17.95%	\$3,000,000	23.08%	\$3,000,000	\$2,625,000	\$2,600,000	32.69%	\$2,340,000	23.33%	10.86%	18	\$216,667	\$2,300,000	41.03%	\$166,667	\$127,778	7,798	\$255	mixed private owners & BC	18	\$127,778
Pandanus Way South	5046270	\$2,700,000	\$2,200,000	18.52%	\$2,100,000	22.22%	\$2,100,000	\$1,837,500	\$1,850,000	31.94%	\$1,620,000	23.81%	11.84%	6	\$450,000	\$1,600,000	40.74%	\$350,000	\$266,667	2,800	\$571	mixed private owners & BC	6	\$266,667
Avenue of Palms	5046300	\$1,850,000	\$1,500,000	18.92%	\$1,400,000	24.32%	\$1,400,000	\$1,225,000	\$1,250,000	33.78%	\$1,110,000	21.43%	9.39%	10	\$185,000	\$1,100,000	40.54%	\$140,000	\$110,000	4,065	\$271	mixed private owners & BC	10	\$110,000
Bougainvillea Way South	5046205	\$3,900,000	\$3,100,000	20.51%	\$3,000,000	23.08%	\$3,000,000	\$2,625,000	\$2,600,000	32.69%	\$2,340,000	23.33%	10.86%	10	\$390,000	\$2,300,000	41.03%	\$300,000	\$230,000	5,036	\$457	mixed private owners & BC	10	\$230,000
Bougainvillea Way East	5046187	\$5,100,000	\$4,100,000	19.61%	\$3,900,000	23.53%	\$3,900,000	\$3,412,500	\$3,400,000	33.09%	\$3,060,000	20.51%	10.33%	16	\$318,750	\$3,100,000	39.22%	\$243,750	\$193,750	7,905	\$392	mixed private owners & BC	16	\$193,750
Bougainvillea Way North	5046167	\$5,200,000	\$4,100,000	21.15%	\$3,900,000	25.00%	\$3,900,000	\$3,412,500	\$3,400,000	34.38%	\$3,120,000	20.51%	8.57%	20	\$260,000	\$3,100,000	40.38%	\$195,000	\$155,000	8,729	\$355	mixed private owners & BC	20	\$155,000
Bougainvillea Way West	5046216	\$4,900,000	\$3,900,000	20.41%	\$3,700,000	24.49%	\$3,700,000	\$3,237,500	\$3,200,000	33.93%	\$2,940,000	21.62%	9.19%	28	\$175,000	\$2,900,000	40.82%	\$132,143	\$103,571	11,960	\$242	mixed private owners & BC	28	\$103,571
																\$21,000,000				60,363	\$348			
Mirage Resort Hotel	5046246	\$15,500,000	\$8,600,000	44.52%	\$8,600,000	44.52%	\$8,600,000	\$0	\$0	44.52%										96,970	\$89	Fullmarr Hotels NQ PTY LTD		
Beachfront Mirage GTP	40313344	\$14,000,000	\$7,000,000	50.00%	\$7,000,000	50.00%	\$7,000,000			50.00%										64,610	\$108	Mixed		
Residential Englobo western	40656513	\$520,000	\$440,000	15.38%	\$440,000	15.38%	\$440,000			15.38%										2,667	\$165	Fullmarr Country Club Pty Ltd		
Residential Englobo western	40656514	\$1,250,000	\$820,000	34.40%	\$820,000	34.40%	\$820,000			34.40%										11,610	\$71	Fullmarr Country Club Pty Ltd		
Residential Englobo western	40656515	\$1,850,000	\$1,150,000	37.84%	\$1,150,000	37.84%	\$1,150,000			37.84%										20,650	\$56	Fullmarr Country Club Pty Ltd		
Mirage Englobo lands Eastern	40301827	\$4,700,000	\$2,300,000	51.06%	\$2,300,000	51.06%	\$2,300,000			51.06%										157,724	\$15	Fullmarr Properties NQ PTY LTD		
Mirage Principle BC (gardens & private roads north side)	5046165	\$242,500	\$142,000	41.44%	\$142,000	41.44%	\$142,000			41.44%										25,653	\$6	Mirage Resort Principle BC		
Mirage Principle BC (gardens & private roads south side)	5046247	\$290,000	\$170,000	41.38%	\$170,000	41.38%	\$170,000			41.38%										30,743	\$6	Mirage Resort Principle BC		
Mirage Thoroughfare (road in & beach access)	5046273	\$570,000	\$330,000	42.11%	\$330,000	42.11%	\$330,000			42.11%										59,960	\$6	Mirage Resort Primary Thoroughfare BC		
Golf Course Western side	40656512	\$1,600,000	\$1,150,000	28.13%	\$1,150,000	28.13%	\$1,150,000			28.13%										552,256	\$2	Fullmarr Country Club Pty Ltd		
Golf Course Eastern side	40749622	\$2,900,000	\$1,800,000	37.93%	\$1,800,000	37.93%	\$1,800,000			37.93%										246,950	\$7	Fullmarr Country Club Pty Ltd		
Beachclub Resort	40729912	\$3,200,000	\$1,750,000	45.31%	\$1,750,000	45.31%	\$1,750,000			45.31%										6,668	\$262			
Beaches (on Esplanade)	5047983	\$6,100,000	\$3,600,000	40.98%	\$3,600,000	40.98%	\$3,600,000			40.98%										3,992	\$902			
Bale now Niramya	40711630	\$7,000,000	\$3,800,000	45.71%	\$3,800,000	45.71%	\$3,800,000			45.71%										105,205	\$36			
Sea Temple	40713873	\$5,900,000	\$3,300,000	44.07%	\$3,300,000	44.07%	\$3,300,000			44.07%										49,460	\$67			
Coconut Grove	40886440	\$6,100,000	\$3,600,000	40.98%	\$3,600,000	40.98%	\$3,600,000			40.98%										5,060	\$711			
Mandalay	4102725	\$4,800,000	\$2,700,000	43.75%	\$2,700,000	43.75%	\$2,700,000			43.75%										6,744	\$400			

Adopt land values in red as the rounding on each of the body corporates that are in green

Recent information - lots 6 (933m<sup>2</sup>) & 7 (801m<sup>2</sup>) Reef Estate, Barrier Street SP160319 (GTP) sold to same purchaser for \$2,070,000. Views through to beach under bush growth. settled 24th October 2013

RTI DL RELEASE - DNRM







## LAND COURT OF QUEENSLAND

Section 78B(2) RTI Act

~~CLAYFIELD QLD~~ 4011

27 October 2014

Dear Sir,

**Case Type:** Appeals against land valuation, s.155  
**Legislation:** Land Valuation Act 2010

With reference to the appeals listed below and to the previous correspondence of this Court, you are hereby notified that arrangements have been made to conduct a Court supervised preliminary conference to be held at the Cairns Courthouse, 5D Sheridan Street, Cairns Qld 4870 on 2 December 2014 commencing at 11:00am.

<u>File Number/s</u>	<u>Property ID</u>	<u>Appellant/s</u>
LVA 199-14	5046167	Body Corporate Bougainvillea Way North CTS
LVA 200-14	5046300	Body Corporate Avenue of Palms CTS

Please be aware of the provisions of s.36(2) of the *Land Court Act 2000* which states:

*"Each party must be prepared to identify and discuss the issues in dispute in an attempt to negotiate a settlement."*

The holding of a preliminary conference is an important step in the appeals and, should any circumstances arise which prevent your attendance, you should advise the Court of this immediately.

For enquiries please contact Chris De Marco on (07) 3247 5193 or Email [chris.demarco@justice.qld.gov.au](mailto:chris.demarco@justice.qld.gov.au) should you require any assistance.

Yours faithfully,

**Chris De Marco**  
**Deputy Registrar**

**Copy:**  
 Valuer-General

Level 8, 363 George St, Brisbane 4000

Our Ref: LVA199-14

Your Ref:

Email: [chris.demarco@justice.qld.gov.au](mailto:chris.demarco@justice.qld.gov.au)

GPO Box 5266, Brisbane Qld 4001

Phone: (07) 3247 5193

Fax: (07) 3247 4635

Web: [www.landcourt.qld.gov.au](http://www.landcourt.qld.gov.au)

**Property Details Report**

 Page: 1  
 of: 1

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.

THE INFORMATION CONTAINED IN THIS REPORT INCORPORATES DATA OBTAINED FROM EXTERNAL & INTERNAL SOURCES OF THIS DEPARTMENT. WHILST SOME VERIFICATION OCCURS AT THE TIME OF PROCESSING, THE DEPARTMENT IS UNABLE TO GUARANTEE THE ACCURACY OF SUCH INFORMATION. THEREFORE, ANY PERSON PURCHASING THIS REPORT SHOULD CONDUCT THEIR OWN INVESTIGATION & ANALYSIS OF THE INFORMATION AND DETERMINE ITS SUITABILITY FOR THEIR PURPOSE. INFORMATION DERIVED FROM THIS REPORT IS NOT TO BE USED FOR DIRECT MARKETING PURPOSES.

**Property Status:** Active  
**District:** FAR NORTH  
**Office:** FNTH:CAIRNS  
**LG/Div:** 2070/01 DOUGLAS (CAIRNS)

**Property ID:** 5046167

**WTR:** 175/36

**Previous Ref:** NA

**Property Name:**
**Property Addr:** PORT DOUGLAS RD, PORT DOUGLAS QLD 4877

**Owner (VOLA):** BODY CORPORATE FOR BOUGAINVILLEA WAY NORTH COMMUNITY TITLES SCHEME

**Service Addr:** C/- BODY CORPORATE SERVICES, PO BOX 5134, CAIRNS QLD 4870

**Others:** N

**RPD:** L1-20 BUP70926:PAR SALISBURY

**Area/Vol:** 8729 M2

**Indicative Planning:** 725 TOURIST & RESIDENTIAL (2800)

**Primary Land Use:** 8 BUILDING UNITS (PRIMARY USE ONLY)

**Secondary Land Use:** 0 NONE

**Property Type:** ISSUING

**Property Tenure:** FREEHOLD

**Property Valuation Method:** NON-RURAL

**VALUATION INFORMATION**

ISSUING	SV	<b>D/Effect:</b> 30/06/2013	<b>D/Valn:</b> 01/10/2012	<b>Value:</b> \$3,100,000	<b>S/C:</b> 19	<b>D/Issue:</b> 28/11/2013
ISSUING	SV	<b>D/Effect:</b> 30/06/2014	<b>D/Valn:</b> 01/10/2013	<b>Value:</b> \$3,100,000	<b>S/C:</b> 21	<b>D/Issue:</b> 12/03/2014

**GENERAL PROPERTY INFORMATION**

<b>Contamination:</b> N	<b>Business:</b> N	<b>No Water:</b> N
<b>Heritage Listed:</b> N	<b>Benchmark Property:</b> N	<b>No Sewerage:</b> N
<b>Easement Effect:</b> N	<b>Manual Adj at Reval:</b> N	<b>Time Share:</b> N

**As Valued Land Use:** 272 MULTI UNIT TYPE 2

**SMA:** 127 MIRAGE AND ASSOCIATED RESORTS

**Sale Date:**                      **Sale Price:** \$0                      **Sale Type:** NONE

**Subleased:** N

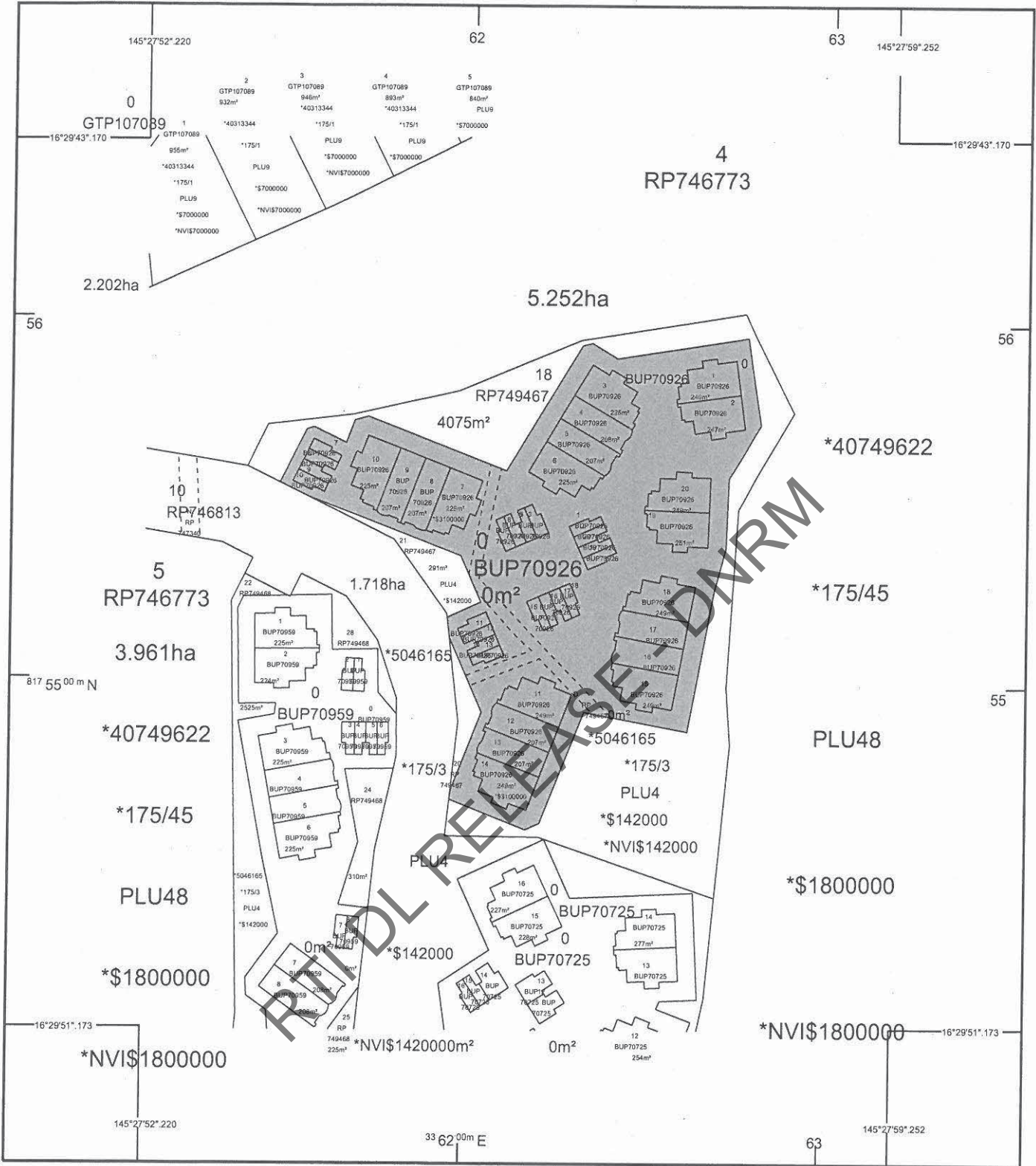
**ASSOCIATED PROPERTIES:** 5046168 5046169 5046170 5046171 5046172 5046173 5046174 5046175 5046176 5046177 5046178 5046179 5046180 5046181 5046182 5046183  
 5046184 5046185 5046186 5046188

**General Notes:** IVAS PROPERTY REMARKS AT CONVERSION -R/U, SAME AS CNCL. FILED. 24/5/2012 - C/A AS PER ADVICE OF BODY CORP. MANAGEMENT BY BCS DATED 21/5/12. MH

**Valuer Notes:**

Number of Records Printed: 1

End of Report



STANDARD MAP NUMBER  
7965-22232



**SmartMap**

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

MAP WINDOW POSITION &  
NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	
Lot/Plan	0/BUP70926
Area/Volume	0m <sup>2</sup>
Tenure	FREEHOLD
QVAS	
Property ID	
Walk The Road	
Current Valuation	
Primary LU Code	
New Val Issued	

**CLIENT SERVICE STANDARDS**

PRINTED (dd/mm/yyyy) 12/06/2014  
For additional information regarding this SmartMap see page 2.  
Shading Rules have been applied.

DCDB 11/06/2014  
QVAS 14/03/2014;

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines(DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential arising, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

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



**Queensland Government**

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(Department of Natural Resources and Mines) 2014.





Queensland  
Government

# State Valuation Service

12/05/2014 09:04:02

Copy of Online Objection

Page: 1  
of: 2

Objection Id: 20107633

Property Id: 5046167

Valuation Reference: 14958182435

Date Lodged: 12/05/2014

## Section 1 - Property Details

**Local Government:** DOUGLAS (CAIRNS)  
**Property Address:** PORT DOUGLAS RD, PORT DOUGLAS QLD 4877  
**Lot on Plan:** L1-20 BUP70926:PAR SALISBURY  
**Land Owner:** BODY CORPORATE FOR BOUGAINVILLEA WAY NORTH COMMUNITY TITLES SCHEME  
**Area:** 8729 M2 **New Valuation:** \$3,100,000 **Valuation Method:** SITE VALUE  
**Date of Valuation:** 01/10/2013 **Issue Date:** 12/03/2014 **Date of Effect:** 30/06/2014

## Section 2 - Contact Details

**Name:** JOHN GEORGE KALLINICOS  
**Address:** C/- JOHN GEORGE KALLINICOS  
 PO BOX 222, CLAYFIELD QLD 4011  
 3/723 SANDGATE ROAD  
 CLAYFIELD QLD 4011  
**Email:** john@jka.com.au  
**Phone:** 0732560822 **Mobile:** 0411805030 **Fax:** 0732560855  
**Prefer Contact By:** EMAIL

## Section 3 - Amount Sought for the Statutory Valuation of the Property

**New Valuation (Unadjusted):** \$579,431  
**Adjusted New Site Valuation:**

## Section 4 - Grounds for Objection

### Ground 1 - Not Supported by Sales

No.	Sale Address Sale RPD Sale Date Details	Sale Amount
1.	82 TO 92 MITRE STREET, PORT DOUGLAS LOTS 901 & 904 C2253 PAR SALISBURY 10/05/2013 REFER ATTACHEMENT "A" PROPERTY SALE 1	\$860,000
2.	BALE DRIVE PORT DOUGLAS LOT 906 SP 207600 PAR SALISBURY 14/04/2012 REFER ATTACHEMENT "A" PROPERTY SALE 2	\$750,000
3.	LOT 88 SP 201271 PAR SALISBURY 26/11/2010 REFER ATTACHEMENT "A" PROPERTY SALE 3	\$4,500,000
4.	LOT 8 BUP 70926 PAR SALISBURY 26/06/2013 REFER ATTACHMENT A	\$450,000
5.	LOT 20 BUP 70926 PAR SALISBURY 01/10/2013 REFER ATTACHMENT A	\$1,015,000

### Ground 2 - Unreflected Land Use

REFER ATTACHEMNT B

### Ground 3 - Others

REFER ATTACHMENT C

### Ground 4 - Application for Site Improvement Deduction



Objection Id: 20107633

Property Id: 5046167

Valuation Reference: 14958182435

Not Applicable

Section 5 - Declaration and Land Owner Consent

**Objection Filed By:** JOHN GEORGE KALLINICOS  
**Land Owner/Body Corporate Consent Attached:** Yes  
**Late Objection Declaration Attached:** Not Applicable

Section 6 - File Attachments

No.	File Name	Category	Details
1.	2014 OBJECTION GROUND 1 SALES EVIDENCE.pdf	Ground 1 - Not supported by Sale	
2.	2014 OBJECTION GROUND 2 PHYSICAL CHARACTERISTICS AND CONSTRAINTS.pdf	Ground 2 - Unreflected Land Use	
3.	2014 OBJECTION GROUND 3 OTHER GROUNDS.pdf	Ground 3 - Others	
4.	SCHEME FOR MIRAGE PD.pdf	Ground 2 - Unreflected Land Use	
5.	PRINCIPAL BODY CORPORATE DEVELOPMENT BY LAWS .pdf	Ground 2 - Unreflected Land Use	
6.	PRINCIPAL BODY CORPORATE BY LAWS. pdf	Ground 2 - Unreflected Land Use	
7.	PRIMARY THOROUGHFARE BY LAWS.pdf	Ground 2 - Unreflected Land Use	
8.	LANDOWNER CONSENT BOUG NORTH.pdf	Consent from Body Corporate	
9.	DECLARATION BOUG NORTH.pdf	Consent from Owner	SECTION 6 SIGNED DECLARATION

RTI/OL RELEASE - DNRM

End of Objection Details

**Disclaimer**

This document is generated by the online valuation objection system and contains the details of your objection. It contains information provided by the objector at the time of lodgement.

The Department is not responsible for any loss of personal and/or property information that occurs as a result of you reproducing this material in any other format or sharing it with an unintended audience.

### Section 6 Declaration

If a landowner is lodging this objection:

- the declaration must be signed by the landowner

or

- where there is more than one landowner, the declaration must be signed by one of the landowners

or

- where the objection is for a property owned by a body corporate, the declaration must be signed by the body corporate or a person authorised by the body corporate.

If another person (a landowner representative) is lodging this objection on behalf of the landowner, the representative must sign the declaration. Section 5 (on previous page) must also be completed or a current letter of consent, advising of the person (and their company if applicable) who is acting on the landowners behalf, must be provided. This letter must be signed by the landowner—and attached to the objection.

#### Declaration

I, the person lodging this objection, declare that the statements made in this form, the information provided and any attached material is complete and correct. I consent to the Valuer-General verifying my documentation with the issuing authorities or their agencies.

Name of person lodging this objection... JOHN GEORGE KALLINICUS  
 Company/body corporate and position held (if applicable) TREASURER OF BOUGANDA WATERS WAY NORTH REPRESENTATIVE

Signature  Section 78B(2) RTI Act Date 12/5/14

#### Checklist

Use this checklist to ensure that the objection has been completed correctly and that all supporting documents are attached.

- |   |   |
|---|---|
| <input type="checkbox"/> Section 1: Clearly identifies the location of the property.  | <input type="checkbox"/> Section 5: If an agent or representative is nominated, consent is given and signed by the landowner or a separate current letter of consent is attached. |
| <input type="checkbox"/> Section 2: Provides contact details for the objection.   | <input type="checkbox"/> Section 6: The declaration is signed by the person lodging the objection.  |
| <input type="checkbox"/> Section 3: States the amount of valuation sought if the site value is more than \$750 000.                     | <input checked="" type="checkbox"/> If lodging an application for a DSI: The application (Form 41) and all supporting information is attached.                                    |
| <input type="checkbox"/> Section 4: States all grounds of objection, and provides the information relied upon to establish each ground. |   |

#### 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:** Use the postal address of the business centre shown at the top of your valuation notice.

**In person:** Go to one of our business centres. For a complete list of business centre addresses, visit [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au).

**Email:** Scan and email the form and attachments. Each of our business centres has a dedicated email address for lodgement—please visit [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) to see a complete list of these email addresses.

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

#### Review rights

You may apply for an internal review on certain administrative decisions issued by the Valuer-General, such as the decision on whether or not an objection is 'properly made'. Please visit [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) for further information.

#### Appeal rights

Once the Valuer-General makes a decision on your 'properly made' objection, you have the right to appeal the decision to the Land Court. For more information on the appeal process, visit [www.landcourt.qld.gov.au](http://www.landcourt.qld.gov.au).

#### 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](mailto:privacy@ehp.qld.gov.au).

# Landowner Consent

TO:

Section 78B(2) RTI Act

CLAYFIELD QLD 4011

## Notice of Objection – Site of Valuation – Issued 12th March, 2014

**Landowner:** Body Corporate for 'Bougainvillea Way North' CTS  
**Property ID:** 5046167  
**Property Address:** Port Douglas Road, Port Douglas  
**RPD:** Lots 1 - 20 BUP70926

Body Corporate for 'Bougainvillea Way North' CTS, c/- PO Box 5134, Cairns, Queensland, 4870, as the landowner of the abovementioned property, hereby give my consent to John George Kallinicos of 3/723 Sandgate Road, Clayfield, Queensland, 4011 to act as agent for the purposes of lodging a Notice of Objection – Site Land Valuation on behalf of the landowner.

**SIGNED BY LANDOWNER**

**SIGNED BY AGENT**

Body Corporate for 'Bougainvillea Way North' CTS

*C R R Hoeben*

Signature of Chairman

Section 78B(2) RTI Act

Signature  
John George Kallinicos

C R R HOEBEN

Print Name