

## 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:** BRISBANE

**Office:** BNE:BRISBANE

**LG/Div:** 1000/08 BCC-HAMILTON

**Property ID:** 41252942

**WTR:** 4373

**Previous Ref:** 1126837

**Property Name:**
**Property Addr:** 11 CURTIN AV, HAMILTON QLD 4007

**Owner (VOLA):** ROEBIG INVESTMENTS PTY LTD AS TTE

**Service Addr:** 3 / 723 SANDGATE RD, CLAYFIELD QLD 4011

**Others:** N

**RPD:** L883 SL4711 & L879 SL9157:PAR TOOMBUL

**Area/Vol:** 1.0082 HA

**Indicative Planning:** 37 WAREHOUSE AND TRANSPORT

**Primary Land Use:** 36 LIGHT INDUSTRY

**Secondary Land Use:** 0 NONE

**Property Type:** ISSUING

**Property Tenure:** FREEHOLD

**Property Valuation Method:** NON-RURAL

**VALUATION INFORMATION**

ISSUING	SV	<b>D/Effect:</b> 30/06/2014	<b>D/Valn:</b> 01/10/2013	<b>Value:</b> \$3,300,000	<b>S/C:</b> 16	<b>D/Issue:</b> 06/05/2015
ISSUING	SV	<b>D/Effect:</b> 30/06/2015	<b>D/Valn:</b> 01/10/2014	<b>Value:</b> \$3,300,000	<b>S/C:</b> 16	<b>D/Issue:</b> 06/05/2015

**GENERAL PROPERTY INFORMATION**
**Contamination:** N

**Business:** Y

**No Water:** N

**Heritage Listed:** N

**Benchmark Property:** N

**No Sewerage:** N

**Easement Effect:** N

**Manual Adj at Reval:** N

**Time Share:** N

**As Valued Land Use:** 450 INDUSTRIAL

**SMA:** 404 EAGLEFARM WEST

**Sale Date:**
**Sale Price:** \$0

**Sale Type:** NONE

**Subleased:** N

**General Notes:**
**Valuer Notes:**

**MARSHALL Beverly**

**From:** CREBER Lorinda  
**Sent:** Thursday, 11 September 2014 2:30 PM  
**To:** ValsData Brisbane  
**Cc:** LANCHESTER Scott  
**Subject:** FW: PID 1126837, 1126835, 1126834

Hi There,  
 Could you please arrange for the approved below changes.  
 Thankyou,  
 Lorinda

**From:** LANCHESTER Scott  
**Sent:** Thursday, 11 September 2014 11:13 AM  
**To:** CREBER Lorinda  
**Subject:** RE: PID 1126837, 1126835, 1126834

Hi Lorinda,

This alteration is approved.

Regards,

**SCOTT LANCHESTER**

Principal Valuer - State Valuation Services

**Telephone** 07 3406 2587 **Fax** 07 3406 2580 Section 4(6) Personal information

**Email** [scott.lanchester@dnrm.qld.gov.au](mailto:scott.lanchester@dnrm.qld.gov.au)

**Internet** [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au)



**From:** CREBER Lorinda  
**Sent:** Thursday, 11 September 2014 8:17 AM  
**To:** LANCHESTER Scott  
**Subject:** PID 1126837, 1126835, 1126834

Dear Scott,

Could you please approve the following changed under Section 101 of the Land Valuation Act 2010 for the 2013 revaluation. These objections had been processed as a disallow, however should now be altered to reflect the settlement agreements made.

Name	PID	Address	1/10/2011	LVA	1/10/2012	LVA	
Roebig Investments P/L	1126834	37 Curtin Ave	\$1,450,000.00	686-12	\$1,450,000.00	722-13	\$1,450,0
Roebig Investments P/L	1126835	33 Curtin Ave	\$1,925,000.00	685-12	\$1,925,000.00	723-13	\$1,925,0
Roebig Investments P/L	1126837	11 Curtin Ave	\$1,950,000.00	681-12	\$1,950,000.00	720-13	\$1,950,0

Thankyou,  
Lorinda

*Lorinda Creber*

Lorinda Creber AAPI CPV

Senior Valuer

State Valuation Service

Department of Natural Resources and Mines

Lvl 2 Landcentre, Main & Vulture Sts,

Woolloongabba 4102

GPO Box 2454, Brisbane Qld 4001

Phone: 07 3406 2599 Fax: 07 3406 2732

[lorinda.creber@dnrm.qld.gov.au](mailto:lorinda.creber@dnrm.qld.gov.au)

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

RTI DL RELEASE - DNRM

# QVAS

## Property Details Report

15/05/2014 15:17:41

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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.

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**Property Status:** Active**District:** BRISBANE**Office:** BNE:BRISBANE**LG/Div:** 1000/08 BCC-HAMILTON**Property ID:** 1126837**WTR:** 4373**Previous Ref:** NA**Property Name:****Property Addr:** 11 CURTIN AV, HAMILTON QLD 4007**Owner (VOLA):** ROEBIG INVESTMENTS PTY LTD AS TTE**Service Addr:** 3 / 723 SANDGATE RD, CLAYFIELD QLD 4011**Others:** N**RPD:** L883 SL4711:PAR TOOMBUL**Area/Vol:** 5977 M2**Indicative Planning:** 37 WAREHOUSE AND TRANSPORT**Primary Land Use:** 36 LIGHT INDUSTRY**Property Type:** ISSUING**Property Tenure:** FREEHOLD**Secondary Land Use:** 0 NONE**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> \$2,200,000	<b>S/C:</b> 17	<b>D/Issue:</b> 06/11/2013
ISSUING	SV	<b>D/Effect:</b> 30/06/2014	<b>D/Valn:</b> 01/10/2013	<b>Value:</b> \$2,200,000	<b>S/C:</b> 21	<b>D/Issue:</b> 12/03/2014

**GENERAL PROPERTY INFORMATION****Contamination:** N**Heritage Listed:** N**Easement Effect:** N**Business:** Y**Benchmark Property:** N**Manual Adj at Reval:** N**No Water:** N**No Sewerage:** N**Time Share:** N**As Valued Land Use:** 450 INDUSTRIAL**SMA:** 404 EAGLEFARM WEST**Sale Date:** 26/07/2005**Sale Price:** \$6,250,000**Sale Type:** MULTI-SALE**Subleased:** N**General Notes:****Valuer Notes:**

Number of Records Printed: 1

End of Report  
DL Documents

LG 1000/08 WTR 4374

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

Objection Received: 12 15 2014 Grievance ID: 2010 8184

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

**ANNUAL MAINTENANCE**

Property ID: 1126838 Valuer: S LANCHESTER

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.					
Can the valuation being objected to be identified and can you confirm that it has not been superseded?		<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Received within applicable timeframe (i.e. 60 days from Date of Issue of Valuation)? S109 - 111 ▪ If NO, Late Objection conditions apply. S111(4)		<input checked="" type="radio"/> YES	<input type="radio"/> NO		
Is this the first and only objection lodged for this particular valuation? S105(4) ▪ If YES, go straight to Section 2 ▪ If NO, go to next question		<input checked="" type="radio"/> YES	<input type="radio"/> NO		
If a separate objection is lodged against the associated rental record - are the valuation amounts on both objections different? S105(3)		<input type="radio"/> YES	<input checked="" type="radio"/> N/A <input type="radio"/> NO		
Relevant section of the form	Check the following	Initial Assessment compliance		Final Assessment compliance	
		YES	NO	YES	NO
<b>Section 1</b> S113(1)(b)	Property details completed sufficiently to identify the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Section 2</b> S113(1)(a) & S153(2)	Is the objector's address for service provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Section 3</b> S113(1)(c)	If the valuation amount is greater than \$750,000, is the landowners estimated valuation amount completed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Section 4 Grounds of objection</b> S113(1)(d) & (e)					
<b>Ground 1</b> S113(1) (f)	If this is identified as a ground of objection are the following provided: • details of at least 1 property sale <b>AND</b> • has objector provided a comparison between the sale and their property <b>OR</b> • A Statement that the market comprises no sales	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ground 2</b> S113(1)(d) & (e)	If this is identified as a ground of objection, has supporting information or details been provided to support this?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ground 3</b> 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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ground 4</b> (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	<input type="radio"/> YES	<input checked="" type="radio"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>
	• was the objector the owner at the time the subject improvements were made? S40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• amount objector claims?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• full details of the site improvements including costs of the improvement works?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• who carried out the works?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• dates when the works were finished?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• evidence that the applicant paid for the improvements in the last 12 yrs and of when payment was made?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• all documents in their possession or control relating to the cost of the improvement works ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Ground Compliance</b> 14-425	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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	
Properly Made (all grounds compliant)	<input checked="" type="checkbox"/>
Properly Made (with non-compliant ground/s)	<input type="checkbox"/>
Not Properly Made	<input type="checkbox"/>

Validity	
Valid	<input checked="" type="checkbox"/>
Out of Time (Late)	<input type="checkbox"/>
Improper	<input type="checkbox"/>
Superseded s148	<input type="checkbox"/>
Out of Time (Invalid)	<input type="checkbox"/>
Multiple lodgement	<input type="checkbox"/>
Rental – identical to Issuing record	<input type="checkbox"/>
Body Corporate aka BUP/GTP s69(2)	<input type="checkbox"/>

**Initial Assessment of Objection for Defects Decision Maker.**

Name: T. J. WILKINSON Delegation 6 Signed          Date: 27, 5, 14  
Category 1-8 sch4p4( 6) Personal information

**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: 14-425 Delegation DL Documents Signed          Date: 6 of 7 /  
Category 1-7

# QVAS

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**Property Status:** Active  
**District:** BRISBANE  
**Office:** BNE:BRISBANE  
**LG/Div:** 1000/08 BCC-HAMILTON

**Property ID:** 1126838

**WTR:** 4374

**Previous Ref:** NA

**Property Name:**  
**Property Addr:** 7 CURTIN AV, HAMILTON QLD 4007

**Owner (VOLA):** ROEBIG INVESTMENTS PTY LTD AS TTE  
**Service Addr:** 3 / 723 SANDGATE RD, CLAYFIELD QLD 4011  
**Others:** N

**RPD:** L879 SL9157:PAR TOOMBUL  
**Area/Vol:** 4105 M2

**Indicative Planning:** 37 WAREHOUSE AND TRANSPORT  
**Primary Land Use:** 36 LIGHT INDUSTRY  
**Property Type:** ISSUING

**Secondary Land Use:** 0 NONE

**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> \$1,650,000	<b>S/C:</b> 17	<b>D/Issue:</b> 06/11/2013
ISSUING	SV	<b>D/Effect:</b> 30/06/2014	<b>D/Valn:</b> 01/10/2013	<b>Value:</b> \$1,650,000	<b>S/C:</b> 21	<b>D/Issue:</b> 12/03/2014

### GENERAL PROPERTY INFORMATION

<b>Contamination:</b> N	<b>Business:</b> Y	<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:** 450 INDUSTRIAL

**SMA:** 404 EAGLEFARM WEST

**Sale Date:** 26/07/2005

**Sale Price:** \$6,250,000

**Sale Type:** MULTI-SALE

**Subleased:** N

**General Notes:** RPD on IVAS at Conversion -L879/SL9157:NCL/2147(F):PAR TOOMBUL

**Valuer Notes:**

Number of Records Printed: 1

End of Report