

## LAND VALUATION AMENDMENT BILL 2023

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**Submitter Comments:**

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22 September 2023

Dear Transport & Resources Committee,

Re: Land Valuation Amendment Bill 2023

I am a Queensland Registered Valuer under the Valuer's Registration Act 1992 and I am a regular independent expert engaged by land owners to object to their Site and Unimproved Valuations issued by the Valuer General (VG).

I am generally supportive of the Land Valuation Amendment Bill 2023 (The Bill) in the context of the removal of the \$5 million threshold for triggering an Independently Chaired Conference (ICC). In theory this provides for the prospect of an ICC for all real property regardless of its value. What is not clear from The Bill is what the mechanism will be that will trigger either the VG or the land owner (Objector) to be able to seek an ICC. This is an important detail, because without a formal trigger, it is my experience that the VG too often simply "disallows" an objection providing insufficient reasons to the Objector in regards to such decision. This in turn compels the Objector to lodge an Appeal to the Land Court. The Land Court process is very sound in so far as a Preliminary Conference before the Judicial Registrar is offered and this stage provides for proper ventilation of each the VG and Objector positions on Value.

It is my submission that an ICC should be made available to all Objectors once an objection by a land owner is lodged. In turn this should remove the need for the Land Court to provide for a Preliminary Conference as part of their trial procedures.

Yours faithfully

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Cameron A. Early FAPI (CPV), Reg'd Valuer No. 2213