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# Preliminary Compensation Assessment Report

1120 Yeppoon Road,  
Ironpot QLD 4701

**Reliant Party:** Department of Transport and Main Roads  
**Purpose:** Acquisition  
**Inspection Date:** 24 May 2022  
**Assessment Date:** 18 March 2022  
**Acumentis Ref:** 2205006799  
**Client Ref:** 495/10715



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Annexures

- Instruction Letter
- Title Search

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# 1 Executive Summary

This valuation is based on certain conditions and contains a number of qualifications. Do not rely on this executive summary alone. This executive summary should be read in conjunction with and subject to our complete Valuation Report.

## 1.1 Subject Property

1120 Yeppoon Road,  
Ironpot QLD 4701

## 1.2 Requesting Party

In this matter we have been instructed by Donna Brunello of the Department of Transport and Main Roads to assess the loss in value to the subject property in relation to the partial acquisition for road purposes.

The interest being valued is the unencumbered freehold estate with vacant possession.

## 1.3 Prepared For

The Department of Transport and Main Roads  
Property Acquisition and Disposals  
GPO Box 1412  
Brisbane QLD 4001

Attn: Donna Brunello

## 1.4 Registered Owner

personal information

## 1.5 Brief Description

The subject comprises a 5.468 hectare property, situated on the eastern alignment of Yeppoon Road.

The property is improved with a single level dwelling of mixed construction, shed with granny flat and additional outbuildings.

The proposed acquisition is in relation to the Yeppoon Road Upgrade – Stage 2 – Road Duplications, which involves the resumption of approximately 1,985m<sup>2</sup> of the subject parcel along the western alignment of the parcel.

## 1.6 Date of Inspection

24 May 2022.

## 1.7 Date of Assessment

18 March 2022.



### 1.8 Compensation

Subject to the stipulations and conditions contained within the body of this report, it is my opinion that the compensation payable for the partial acquisition of the subject property as at 18 March 2022 is:

\$30,000

(Thirty Thousand Dollars)

Excluding Disturbance Items

**VALUER**

Not Relevant

PI AAPI

Certified Practising Valuer  
Registered Valuer No. 1612  
Regional Director  
ACUMENTIS

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## 2 Introduction

### 2.1 Requesting Party

In this matter I have been instructed by Donna Brunello of the Department of Transport and Main Roads to assess Roads to assess the loss in value to the subject property in relation to the partial acquisition for road purposes.

The Interest being valued is the freehold.

### 2.2 Market Value

Market value is defined as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

### 2.3 Date of Inspection

24 May 2022.

### 2.4 Date of Assessment

18 March 2022.

### 2.5 Basis of Valuation

This valuation is made conditional upon the following:

1. That the property complies with all statutory requirements with respect to health, building, town planning, and fire safety regulations, and that all appropriate approvals have been obtained from the relevant authorities.
2. That a detailed structural survey would not reveal defects other than the maintenance items referred to in the body of this report.
3. That the improvements are sited within the title boundaries and without encroachment by adjoining properties.
4. That a comprehensive test of soils on the land would not reveal contamination of any kind which could affect the utility of the property.
5. Any liability for GST is a factor in the market for property and is therefore embedded in the lands Market Value as defined in Section 56 of the Land Acquisition (Just Terms Compensation) Act 1991, and also in allowances for certain other costs. Consequently, this assessment is GST inclusive where applicable.



## 2.6 Qualifications and Disclaimers

- (i) This valuation has been prepared on specific instructions from Donna Brunello of the Department of Transport and Main Roads for acquisition purposes. The report is not to be relied upon by any other person, or for any other purpose. We accept no liability to third parties, nor do we contemplate that this report will be relied upon by third parties. Any parties who may seek to rely on this report must seek the specific written consent of the valuer. We reserve the right to withhold our consent or to review the contents of this report in the event that our consent is sought. In any event this valuation cannot be assigned if the valuation is older than 90 days.
- (ii) We state that this report is for the use only of the Department of Transport and Main Roads. The report is to be used for no other purpose, and no responsibility is accepted to any third party for the whole or part of its contents and annexures. No responsibility will be accepted for photocopied signatures.
- (iii) This valuation cannot be relied upon for mortgage security purposes.
- (iv) This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
- (v) Buildings, including houses, built prior to 2004 may contain asbestos related products. Acumentis is not expert in detection, remediation or disposal of asbestos or contamination of any kind. It is recommended that advice be sought from experts in that field should that issue affect your reliance on this valuation. The Professional Indemnity Insurance Policy for Acumentis does not cover losses arising from any asbestos issues.
- (vi) We advise we do not have a pecuniary or other interest that would conflict with the proper valuation of the property.
- (vii) Acumentis provides no warranty for claims arising out of, based upon directly or indirectly resulting from or in consequence of, or in any way involving the depreciation, failure to appreciate, or loss of any investments and/or property for investment purposes when such depreciation, failure to appreciate or loss is a result of normal or abnormal fluctuations in any financial, stock or commodity, or other markets which are outside the influence or control of the valuer.
- (viii) This valuation has been based on the condition of the structural improvements and the property in general as at the date of inspection. If the property has to be sold in circumstances where its condition has deteriorated and/or essential fixtures/fittings have been removed there is likely to be a significant fall in value compared to the current assessment. Under these circumstances neither the valuer nor Acumentis will be responsible for any reduction in value.
- (ix) Unless stated as otherwise in this report we advise that we have not searched or been provided with a copy of the current Title or Registered Plans and that any dimensions or land areas quoted in this report have been obtained from third party information sources and whilst every endeavour has been made to verify such information we accept no responsibility for inaccuracy of any information provided and relied upon.
- (x) The instructing party acknowledges its responsibility for full disclosure of all relevant information and undertakes to provide all relevant documents in its possession that may have an effect on the service to be provided. This valuation is based upon information reasonably available to the valuer as at the date of issue in accordance with usual valuation practices.



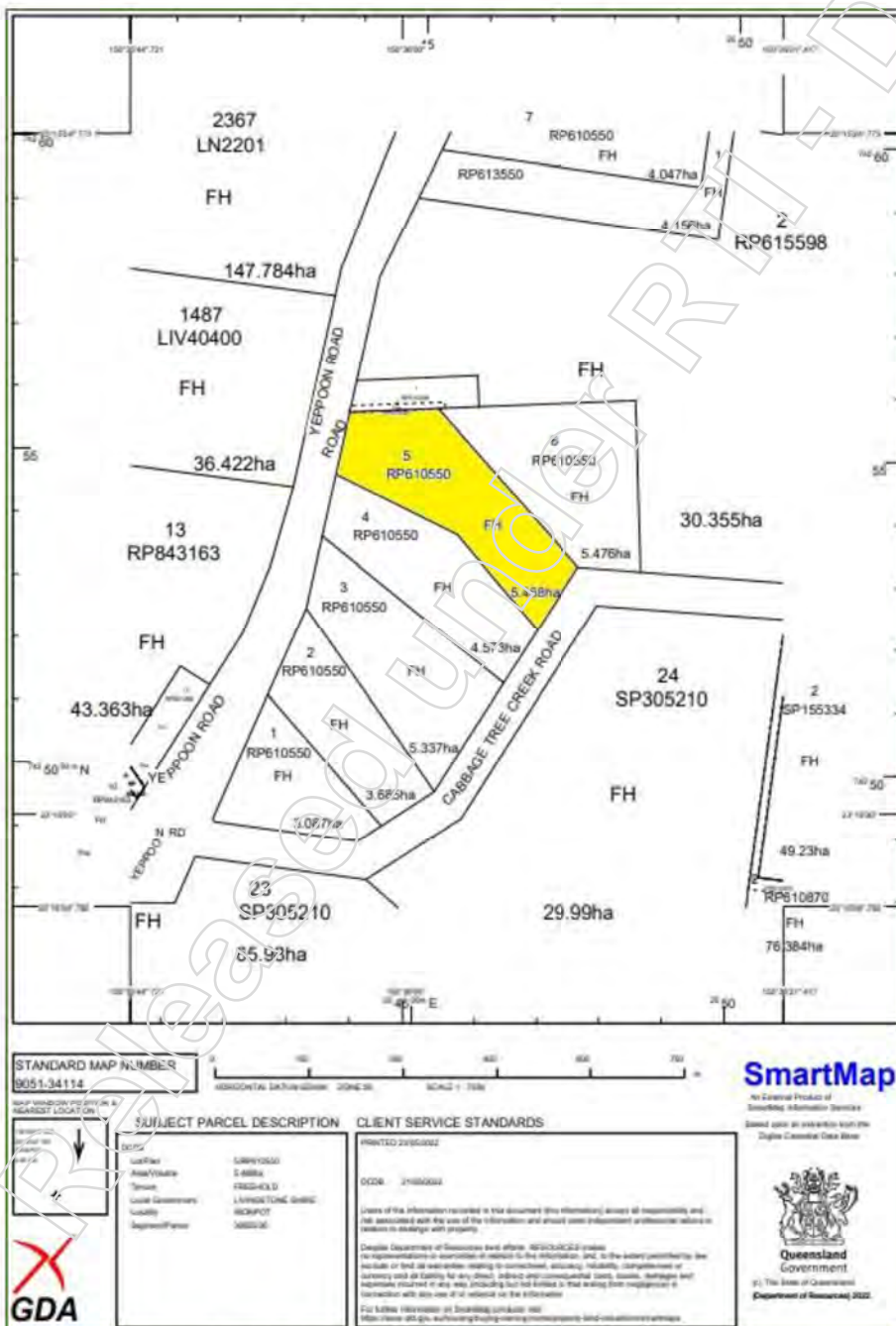


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- (xi) Acumentis does not undertake or commission site surveys, nor has a site survey been provided to us. Our valuation assumes that there are no encroachments by or on to the subject property. The nominated parties who are relying on this report should seek their own advice in this regard from a registered surveyor. Should any encroachments be found this valuation should not be relied upon without consulting Acumentis to assess any effect on the valuation.

## 2.7 Certification

The property has been identified by reference to the current title searches listed in Section 3 and cross referenced against the cadastral map reproduced below:



Cadastral Map (Source: QLD Globe)



## 3 Property Search Details

### 3.1 Real Property Description

An Estate in Fee Simple in the Livingstone Shire Local Government area, described as follows;

Title Reference	RPD	Tenure	Owner	Area (ha)
30414094	Lot 5 on Registered Plan 610550	Freehold	personal information	5.468

A copy of the title search provided to us is attached as an annexure to this report.

### 3.2 Easements and Encumbrances

Details of easements and encumbrances are shown on the title searches attached as an annexure to this report.

There are no other apparent adverse easements or encumbrances registered on title that would impact on value. Should any be discovered the valuer should be requested to comment.

### 3.3 Local Authority

Livingstone Shire Council.

### 3.4 Town Planning Considerations

Within the Town Planning Scheme for the Livingstone Shire Council, the subject property is zoned "Rural".



Extract of Zoning Map (Source: Livingstone Shire Council)

Existing use appears to comply with zoning.

I have searched the publicly available records for the relevant zoning and/or designation for the information noted above. I advise however, that a formal search with the appropriate Local Authority has not been carried out or obtained.

The valuation is made on the basis that all appropriate and needed town planning, and/or building consents, approvals and certifications are in place.

### 3.5 Unimproved Land Value

Department of Resources unimproved value, for local authority rating and land tax purposes is \$172,500, effective from 30 June 2020.

### 3.6 Contamination Factors

A search of the Queensland Department of Environment and Science has not been undertaken.

No indication of contamination was apparent during inspection. However, the reader should be aware that this valuation has been prepared without the benefit of appropriate tests or expert advice and presupposes that no contamination exists that would adversely affect market value.

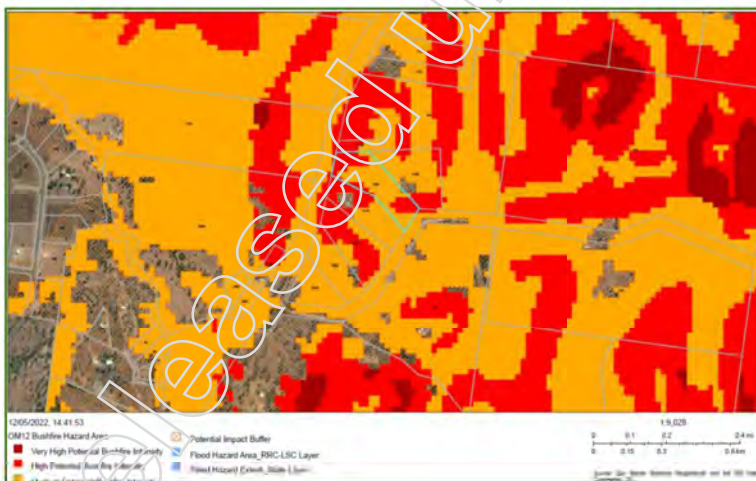
This property may contain asbestos related products.

The reader should be aware that this valuation has been prepared without the benefit of appropriate tests or expert advice and presupposes that no contamination exists that would adversely affect market value.

The client acknowledges and recognises that the valuer is not an expert in identifying environmental hazards and compliance requirements affecting properties. The valuer has endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, the valuer will not be held liable nor responsible for his/her failure to identify all such matters of environmental concern and the impact which any environmental related issue has on the property and its value including loss arising from site contamination; or the non-compliance with environmental laws; or cost associated with the clean-up of the property to which an environmental hazard has been recognised, including action by the Environmental Protection Agency to recover clean-up costs pursuant to the relevant Environmental Protection Act.

### 3.7 Environmental Factors

The property is identified within the Medium to High Potential Bushfire hazard areas, as shown in mapping below.



Source: Rock e Plan

We advise that we have not undertaken a formal search to confirm whether or not the property is subject to flooding, or has previously been flooded. We recommend you undertake your own enquiries in this regard. Should any issues arise this report should be referred back to the valuer for comment and or amendment.

### 3.8 Heritage Implications

None apparent.

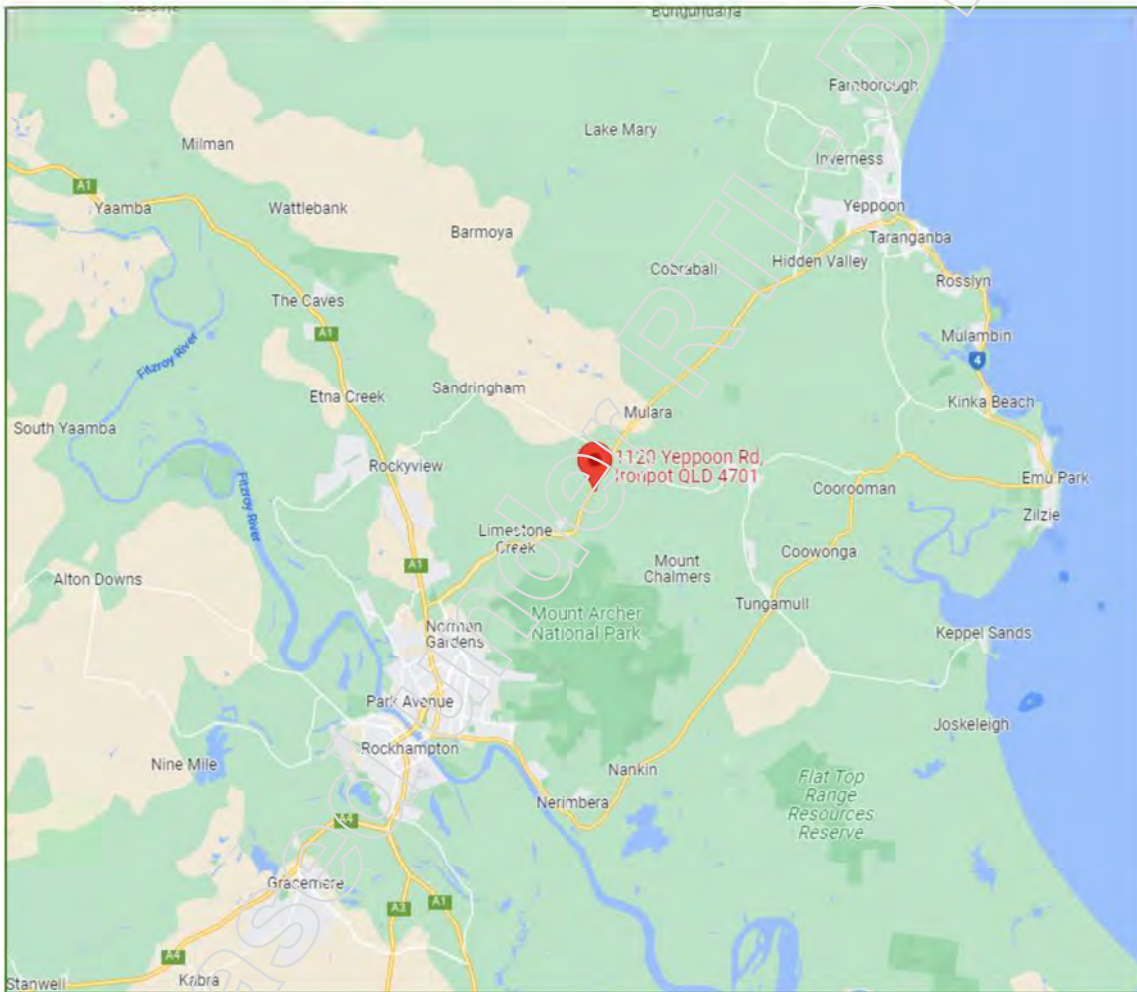


## 4 Physical Site Details

### 4.1 Situation and Locality

The subject is situated approximately 20 kilometres north east of the Rockhampton Central Business District and approximately 21 kilometres south west of Yeppoon Central Business District.

The surrounding development comprises rural homesites and small rural properties.



Locality Map. Source: Google Maps

### 4.2 Roads and Access

Access is from a bitumen sealed service road off the bitumen sealed Yeppoon Road.

### 4.3 Services and Amenities

Electricity, solar power, telephone, tank water, bore water and septic are connected to the subject property.

Rockhampton is the nearest service centre and provides amenities typical of a city with a population of approximately 82,000.

### 4.4 Land Description



Aerial Map. Source: Qld Globe

The property comprises an irregular shaped selectively cleared inside allotment rising above road height with local rural views.

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# 5 Improvements

## 5.1 Structures

### Dwelling

Floor area	222m <sup>2</sup> living area, 103m <sup>2</sup> outdoor area.
Built about	1980
Floor	Concrete and timber
Frame	Plasterboard interior linings
Walls	Hardiplank, rendered brick and cladding
Roof	Metal deck
Accommodation	3 bedrooms, 1 bathroom, kitchen, dining, lounge, rumpus, laundry, patio and front porch.
Ancillary	Solar power system, spa.
Condition	Average.



### Shed

Floor area	113m <sup>2</sup>
Floor	Concrete
Frame	Steel
Roof	Metal
Walls	Metal
Description	3 bay shed with granny flat with ensuite to one ed.
Condition	Average



### Storage Shed

Floor area	90m <sup>2</sup>
Floor	Concrete and earth
Frame	Steel and timber
Roof	Metal
Walls	Metal and Hardiplank
Description	Enclosed section on one side with two containers and skillion to the other side
Condition	Fair



#### Other Improvements:

- Boat port,
- Shelter
- 7 x rainwater tanks,
- Fencing,
- gravel driveway and
- dam.



## 5.2 Condition and Appearance

The improvements are in generally average condition.

## 5.3 Structural Survey / Pest & Termite Infestation

This report is not a structural survey and is not intended as such.

We have carried out an inspection of exposed and readily accessible areas of the improvements. However, the valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries.

The inspection did not reveal any obvious past or present termite infestations within reasonably accessible areas. The client acknowledges that we are not pest inspectors or experts in this field. The absence of pests can only be determined by an expert. If you have any concerns, we recommend you seek independent advices. Our report should be returned for comment and/or amendment at that time.

## 5.4 Utility of Services

We advise that we have not tested any of the services. Should any utility concerns become apparent, this report should be returned to the valuer for comment/amendment at that time.



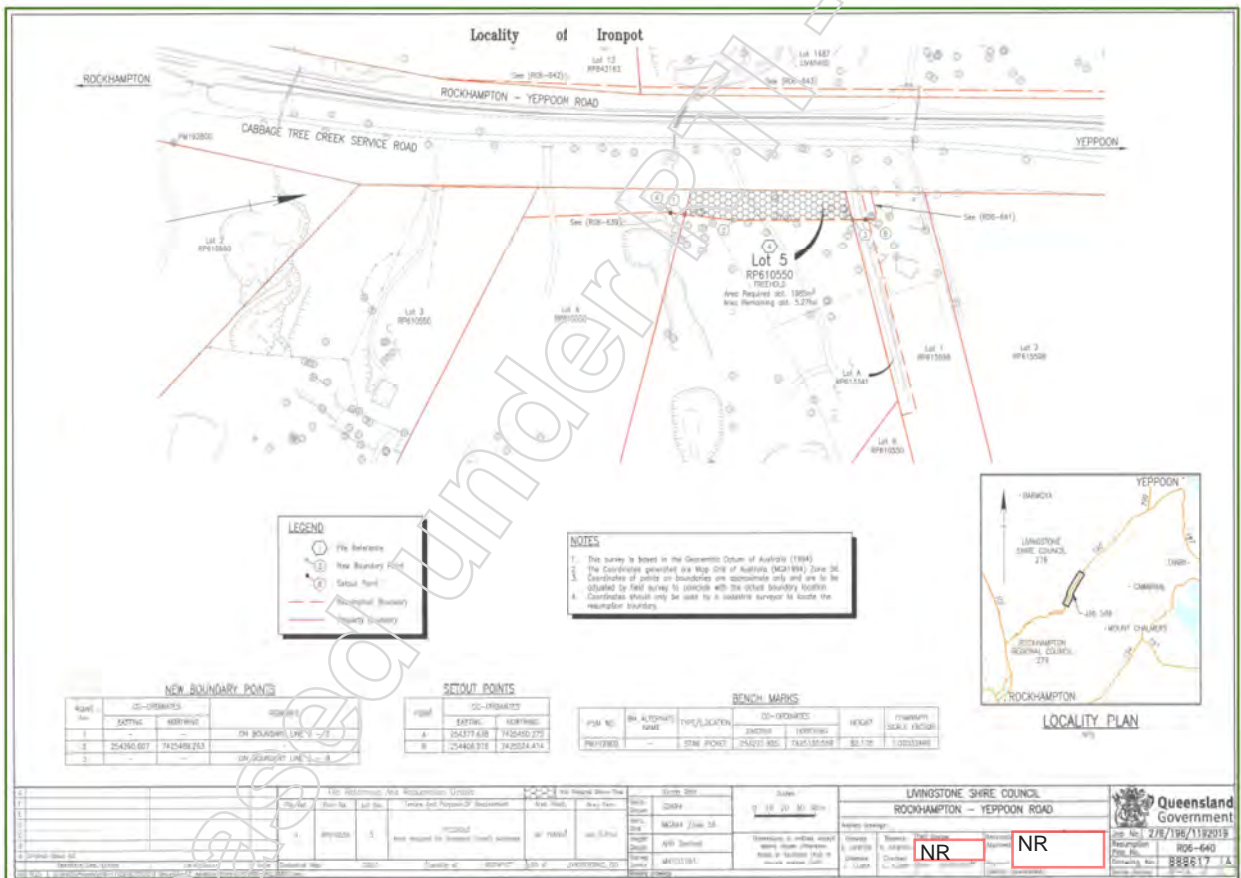
## 6 Resumption Details

### 6.1 Description of Resumption

The proposed acquisition is in relation to the Yeppoon Road Duplication which requires the resumption of approximately 1,985m<sup>2</sup> or approximately 3.6% of the property with the balance area being 5.27 hectares. We have been requested to assess the loss in value to the property associated with the acquisition.

The most appropriate method of valuation is on a 'Before and After' basis however as a check method we have undertaken a piecemeal assessment.

### 6.2 Plan of Resumption



### 6.3 Required Land

Approximately 1,985m<sup>2</sup>.





## 6.4 Affect of Resumption

We have considered the effect of the resumption under the following headings: -

- Loss of land and improvements;
- Severance;
- Injurious affection;
- Disturbance; and
- Enhancement.

### Loss of Land and Improvements

The acquisition has the effect of reducing the land area of the subject property by 1,985m<sup>2</sup>.

There are no structural improvements within the area being acquired. Our assessment assumes that the acquiring authority will reinstate the fencing to the new boundaries commensurate with, or better than the existing fencing.

### Severance

Severance is the depreciation in value of the retained land caused by the loss of the portion acquired.

No applicable.

### Injurious Affection

Injurious affection is the depreciation in value of the retained land caused by the actual or intended use of the scheme.

The area being acquired is for the duplication of the Yeppoon Road. A new service road will be constructed within the area being acquired and the Highway widened, encompassing the old service rad. The widening will effectively bring the Highway and associated road noise closer to the dwelling by approximately 30 metres.

The owner also indicated that the positioning of the U-turn facilities on the new road are not as convenient as the existing access.

### Disturbance

Disturbance can be defined to include all consequential losses suffered by the dispossessed owner as a natural reasonable consequence of the compulsory acquisition.

We are not aware of any claim in this regard and this has been excluded from our assessment however may need to be reconsidered at a later date.

### Enhancement

Enhancement is described as any betterment flowing from the scheme that may be offset against claims under any other heading.

In the subject matter I do not consider a claim for enhancement arises.





## 7 Valuation Consideration

### 7.1 Highest and Best Use

Highest and best use is defined by the Australian Property Institute as:

*"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued."*

Within the Town Planning Scheme the property is designated as "Rural".

In this instance, we consider the highest and best use of the property is for rural residential purposes.

### 7.2 Valuation Methodology

The most appropriate method of valuation is considered to be by Direct Comparison of the subject property with sales evidence in the immediate locality, where the attributes and limitations of the subject and sale properties are taken into account in the comparison process.

Factors taken into account in the assessment of market value include:

- Size, topography, appearance and location of the subject site;
- The size, condition and appearance of the improvements;
- Recent sales of similar properties;
- Current market conditions, including selling periods; and
- The highest and best use of the property.

### 7.3 Recent Sale

No recent sale recorded.

### 7.4 Sales Evidence

The below sales have been considered in assessing the value of the subject property on the 'Before' basis.

Sale 1		
Address	Sale Price	Sale Date
2563 Yeppoon Road, Bondoola Qld 4703	\$410,000	24/12/21

**Brief Description:** This is rural residential vacant land. The land is an irregular shaped, gently to moderately sloping, partially cleared, inside site rising above road level. It has southerly aspect and has local views. The site area is 7.72 hectares. Site improvements include: Old house, very poor order with no added value, stock fencing to parts of boundary. Settled Source: RP Data.

**Comparison:** Sale used as a guide to land value. Larger parcel, similarly located on Yeppoon Road, although closer to Yeppoon. Sale considered superior to the land component of the subject.



#### Sale 2

Address	Sale Price	Sale Date
92 Cawarral Road, Tungamull Qld 4702	\$605,000	12/10/21

**Brief Description:** This is a lowset detached residential house with brick; timber walls and a metal roof that was built in circa 1995. It is of average quality and has average condition/presentation. Accommodation comprises 3 bedroom(s), 2 bathroom(s). Approximate Living area: 140sqm. The land is a regular shaped, gently undulating, inside site located rising above road level with localised views. The site area is 4.11 hectares. Site improvements include: three bay colorbond shed. Settled Source: RP Data.

**Comparison:** Slightly smaller parcel, not on a busy road. Newer smaller dwelling with slightly superior fitout, inferior ancillary improvements. Overall inferior.

#### Sale 3

Address	Sale Price	Sale Date
4 Davidson Road, Cawarral Qld 4702	\$660,000	06/12/21

**Brief Description:** This is a two level modern style detached residential house with western red cedar walls and a colorbond roof that was built in circa 1992. It is of good quality and has good condition/presentation. Accommodation comprises 4 bedroom(s), 3 bathroom(s). Approximate Living area: 227sqm. The land is a battle axe shaped, moderately sloping, inside site located rising above road level. It has southerly aspect and enjoys rural views. The site area is 100,800 m<sup>2</sup>. Site improvements include: Cottage/Granny flat, bore - equipped. Overall the property's landscaping is of a good quality. Settled Source: RP Data..

**Comparison:** Larger parcel, not on a busy road, inferior contour and development. Slightly superior dwelling, slightly inferior ancillary improvements Overall inferior.

#### Sale 4

Address	Sale Price	Sale Date
29 Clinton Road, Cawarral Qld 4702	\$701,500	01/02/22

**Brief Description:** This is a single level modern style detached residential house with brick walls and a colorbond metal deck roof that was built in circa 1990. It is of good quality and has good condition/presentation. Accommodation comprises 3 bedroom(s), 1 bathroom(s). Approximate Living area: 139sqm. The land is an irregular shaped, gently sloping, inside site located rising above road level. It has northerly aspect and enjoys rural views. The site area is 10ha. Site improvements include: four bay colorbond shed, dam, bore - equipped. Overall the property's landscaping is of a very good quality. Settled Source: RP Data.

**Comparison:** Larger parcel, not on a busy road, superior site development/landscaping. Inferior dwelling and ancillary improvements. Overall slightly inferior.

#### Sale 5

Address	Sale Price	Sale Date
152 Mark Road, Boodoola Qld 4702	\$760,000	30/11/21

**Brief Description:** This is a single level modern style detached residential house with brick; fibrous cement sheeting; stone walls and a metal roof that was built in circa 1990. It is of average quality and has average condition/presentation. Accommodation comprises 3 bedroom(s), 2 bathroom(s) and a double carport. Approximate Living area: 167sqm. The land is a wedge shaped, moderately sloping, cul de sac site located rising above road level. It has easterly aspect and enjoys good views. The site area is 10.7 hectares. Site improvements include: colorbond shed of 72.m2, dam, bore - equipped.

**Comparison:** Larger parcel, not on a busy road, superior landscaping. Smaller dwelling with superior appeal, slightly inferior ancillary improvements. Overall superior.



## 7.5 Summary of Evidence/Application of Sales Evidence

The above sales show a range in values from \$605,000 to \$760,000. Having regard to the sales evidence I have adopted a before value of \$720,000.

## 7.6 Valuation Apportionment

Land	\$370,000
Added Value of Dwelling	\$310,000
Added Value of Ancillary Improvements	\$ 40,000
<b>TOTAL</b>	<b>\$720,000</b>

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## 8 Assessment Of Compensation

### 8.1 Basis of Assessment

Compensation has been assessed in accordance with Section 20 of The Acquisition of Land Act 1967 being:

- (1) In assessing the compensation to be paid, regard shall in every case be had not only to the value of land taken but also—
  - (a) to the damage, if any, caused by any of the following—
    - (i) the severing of the land taken from other land of the claimant;
    - (ii) the exercise of any statutory powers by the constructing authority otherwise injuriously affecting the claimant's other land mentioned in subparagraph (i); and
  - (b) to the claimant's costs attributable to disturbance.

*Note—*

See, however—

- (a) the *Geothermal Energy Act 2010*, section 350D in relation to geothermal interests under that Act; and
  - (b) the *Greenhouse Gas Storage Act 2009*, section 369D in relation to GHG interests under that Act; and
  - (c) the *Mineral Resources Act 1989*, section 10AAD in relation to mining tenement interests under that Act; and
  - (d) the *Petroleum Act 1923*, section 124C in relation to 1923 Act petroleum interests under that Act; and
  - (e) the *Petroleum and Gas (Production and Safety) Act 2004*, section 30AD in relation to petroleum interests under that Act.
- (2) Compensation shall be assessed according to the value of the estate or interest of the claimant in the land taken on the date when it was taken.
  - (2A) However, in assessing the compensation, a contract, licence, agreement or other arrangement (a **relevant instrument**) entered into in relation to the land after the notice of intention to resume was served on the claimant must not be taken into consideration if the relevant instrument was entered into for the sole or dominant purpose of enabling the claimant or another person to obtain compensation for an interest in the land created under the instrument.
  - (3) In assessing the compensation to be paid, there shall be taken into consideration, by way of set-off or abatement, any enhancement of the value of the interest of the claimant in any land adjoining the land taken or severed therefrom by the carrying out of the works or purpose for which the land is taken.
  - (4) But in no case shall subsection (3) operate so as to require any payment to be made by the claimant in consideration of such enhancement of value.



- (5) In this section—  
**costs attributable to disturbance**, in relation to the taking of land, means all or any of the following—
- (a) legal costs and valuation or other professional fees reasonably incurred by the claimant in relation to the preparation and filing of the claimant's claim for compensation;
  - (b) the following costs relating to the purchase of land by a claimant to replace the land taken—
    - (i) stamp duty reasonably incurred or that might reasonably be incurred by the claimant, but not more than the amount of stamp duty that would be incurred for the purchase of land of equivalent value to the land taken;
    - (ii) financial costs reasonably incurred or that might reasonably be incurred by the claimant in relation to the discharge of a mortgage and the execution of a new mortgage, but not more than the amount that would be incurred if the new mortgage secured the repayment of the balance owing in relation to the discharged mortgage;
    - (iii) legal costs reasonably incurred by the claimant;
    - (iv) other financial costs, other than any taxation liability, reasonably incurred by the claimant;
  - (c) removal and storage costs reasonably incurred by the claimant in relocating from the land taken;
  - (d) costs reasonably incurred by the claimant to connect to any services or utilities on relocating from the land taken;
  - (e) other financial costs that are reasonably incurred or that might reasonably be incurred by the claimant, relating to the use of the land taken, as a direct and natural consequence of the taking of the land;
  - (f) an amount reasonably attributed to the loss of profits resulting from interruption to the claimant's business that is a direct and natural consequence of the taking of the land;
  - (g) other economic losses and costs reasonably incurred by the claimant that are a direct and natural consequence of the taking of the land.

*Example of costs for paragraph (g)—*

cost of school uniforms for children enrolled in a new school because of relocation from the land taken.

## 8.2 General Compensation Issues Considered in Assessment

When assessing compensation regard has been had to:

- The location of the area required from the property;
- The location of the area required in regard to improvements;
- The impact of the acquisition on any current or future uses;
- The highest and best use of the property; and
- The infrastructure contained within the area required.



### 8.3 Approach to Compensation

Compensation has been primarily assessed using the before and after approach to valuation, which involves two separate valuations. The before value is reflective of the value of the property prior to the acquisition. This value excludes any increase or decrease in its value due to the acquisition and construction of the road.

The second value is the value of the owner's property after the acquisition. The difference between these two values represents the compensation payable in accordance with Section 20 of the Acquisition of Land Act 1967.

As a check method, we have used the piecemeal approach. This calculation summarizes the compensation in accordance with Section 20 (1) of the Acquisition of the Land Act 1967.

### 8.4 After Value Assessment

The new road will also be approximately 30 metres closer to the dwelling creating greater road noise and nuisance, plus some potential inconvenience in relation to access.

Having regard to these impacts I have reviewed my sales and in the after scenario I consider Sale 4 to be slightly superior to the subject. Having regard to the sales I have adopted an after value of \$690,000.

### 8.5 Before and After Compensation Assessment

Before Value	\$720,000
After Value	\$690,000
<b>COMPENSATION</b>	<b><u>\$ 30,000</u></b>

Note: Exclusive of Disturbance Items

### 8.6 Piecemeal Compensation Assessment

As a check method we have undertaken a piecemeal approach. In undertaking this assessment I have had regard to the apportioned values in Section 7.6.

The apportioned land value of \$370,000 reflects a value of approximately \$6.77/m<sup>2</sup>. In relation to the impacts on the dwelling from increased road noise and nuisance I have adopted a diminution of 5% to the apportioned value for the dwelling. In my opinion the ancillary improvements are not adversely impacted. Therefore, my piecemeal assessment is as follows:

<b>Land Acquired</b>	
1,985 hectares @ \$6.77/m <sup>2</sup> @ 100%	\$13,438
<b>Injurious Affection</b>	
Dwelling \$310,000 @ 5%	<u>\$15,500</u>
	\$28,938
<b>ADOPT</b>	<b><u>\$29,000</u></b>

### 8.7 Compensation Assessment

The 'Before and After' and "Piecemeal" approaches reflect compensation at \$30,000 and \$29,000 respectively. Allowing all benefit of doubt to the owner I have assessed compensation at \$30,000.



## 8.8 Goods and Services Tax (GST)

It is anticipated that GST would be added to both the rental achieved for the property and to the sale price of the property when sold, if the vendor is required to remit GST to the Australian Taxation Office following a sale.

The effect of GST on the market value is considered to be revenue neutral, and our valuation is made exclusive of GST components.

Released under RTI - DTMR





## 9 Compensation

Subject to the stipulations and conditions contained within the body of this report, it is my opinion that compensation payable for the partial acquisition of the subject property under the Acquisition of Land Act (1967), as at 24 March 2022 is:

\$30,000

(Thirty Thousand Dollars)

Exclusive of Disturbance Items

**VALUER**

Not Relevant

Rod Hewitt AAPI  
Certified Practising Valuer  
Registered Valuer No. 1612  
Regional Director  
**ACUMENTIS**

Released under RTI - DTMR

ANNEXURE – Instructions



QUEENSLAND  
GOVERNMENT

Department of  
Transport and Main Roads

Our ref 495/10707, 08, 09, 10, 11, 12, 13, 14, 15 & 16  
Your ref  
Enquiries craig Heselhurst

06 May 2022

Acumentis  
10 Elgin Street  
Rockhampton Qld 4700

Attention PI

Via email PI [@acumentis.com.au](mailto:PI@acumentis.com.au)

Dear Sir,

**Livingstone Shire  
Rockhampton - Yeppoon Road (Yeppoon Road Upgrade Project)**

The State of Queensland (represented by Department of Transport and Main Roads) ("the department") accepts your quote dated 22 March 2022 in relation to a valuation assessment required by the department for the proposed purchase of the below listed properties:

#	File No.	Property description	Owner	Owner's Contact Details
1	495/10707	Lot 1 on RP616576 / Lot 1 Yeppoon Road, Ironpot	Sch.4 Part 4 s.6 PI	
2	495/10708	Lot 5 on RP616576 / Lot 1A Yeppoon Road, Ironpot		
		Lot 1 on RP608901 / Lot 1A Yeppoon Road, Ironpot		
		Lot 2 on RP607741 / Lot 1A Yeppoon Road, Ironpot		
		Lot 2173 on Crown Plan LN2201 / Lot 1A Yeppoon Road, Ironpot		
		Lot 2367 on Crown Plan LN2201 / Lot 1A Yeppoon Road, Ironpot		
3	495/10709	Lot 1 on RP614100 / 966 Yeppoon Road, Ironpot		
4	495/10710	Lot 23 on SP305210 / 1016 Yeppoon Road, Ironpot		

Department of Transport and Main Roads  
Property Acquisition and Disposals  
GPO Box 1412, Brisbane QLD 4001  
ABN 39 407 690 291

Telephone 07 3066 8935  
Website [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)  
Email [craig.heselhurst@tmr.qld.gov.au](mailto:craig.heselhurst@tmr.qld.gov.au)

5	495/10711	Lot 13 on RP843183 / 1059 Yeppoon Road Ironpot	Sch.4 Part 4 s.6 PI
6	495/10712	Lot 1487 on Crown Plan LIV40400 / 1131 Yeppoon Road Ironpot	
7	495/10713	Lot 2 on RP616576 / 78 Old Byfield Road, Ironpot	
8	495/10714	Lot 4 on RP610550 / 1110 Yeppoon Road, Ironpot	
9	495/10715	Lot 5 on RP610550 / 1120 Yeppoon Road, Ironpot	personal info personal info personal informati
10	495/10716	Lot 1 on RP615598 / 1132 Yeppoon Road, Ironpot	Sch.4 Part 4 s.6 PI

The subject lands were taken by Taking of Land Notice (No. 3511) 2022 which gazetted on 18 March 2022. (Copy attached).

To assist the department in its negotiations, would you please provide an assessment of compensation for the acquisition of the abovementioned property based on present day market values. Your valuation must disregard any impacts the proposed scheme may have on the market value of the property.

Your assessment is to contain a full report and valuation, including a single page certificate of valuation that provides the property address, real property description, the area of land, date inspected, date valued and be appropriately signed. Please identify major inclusions such as bores, generators and pumps (make, capacity, serial number).

Please note this office requires that you forward your report and invoice via email to the address noted in the footer of this letter. Please **DO NOT** send any documentation via post.

A copy of the relevant title search and plan is enclosed for your information.

When arranging the inspection, please contact the owners of the properties listed in the above schedule.

This engagement is based on the terms and conditions of the Standing Offer Arrangement TMR09318.



The following documents constitute the entire contract between the customer and supplier. Any verbal agreements or other negotiations are specifically excluded unless reflected in the documentation:

- Standing Offer Arrangement Conditions Version 004 – dated 1 July 2012, which can be located at:

<https://intranet.tmr.qld.gov.au/corp/finance/procurement/Procurement%20Process%20Documentation/Standing%20Offer%20Arrangement%20Conditions%20of%20Offer.pdf#search=standing%20offer%20arrangement%20conditions%20version%20004>

- Deed of Agreement terms and conditions
- This letter of engagement

Your assessment@ should reach this office as soon as possible.

If you have any queries, please contact Craig Heslehurst on (07) 3066 8935.

Yours sincerely

Not Relevant

for  
Donna Brunello  
Director (Property Acquisitions and Disposals)

Released under RTI - DTMR

ANNEXURE – Title Search

INTERNAL CURRENT TITLE SEARCH				
QUEENSLAND TITLES REGISTRY PTY LTD				
Search Date: 04/05/2022 16:26	Title Reference: 30414094 Date Created: 19/06/1974			
Previous Title: 30250231				
REGISTERED OWNER	Interest			
Dealing No: 714054730 09/09/2011				
personal information	1/2 1/2			
AS TENANTS IN COMMON				
ESTATE AND LAND				
Estate in Fee Simple				
LOT 5	REGISTERED PLAN 610550 Local Government: LIVINGSTONE			
EASEMENTS, ENCUMBRANCES AND INTERESTS				
1. Rights and interests reserved to the Crown by Deed of Grant No. 30169215 (POR 1350)				
2. MORTGAGE No 719973292 24/03/2020 at 14:06 WESTPAC BANKING CORPORATION A.C.N. 007 457 141 Lodged at 14:06 on 24/03/2020 Recorded at 14:17 on 24/03/2020				
ADMINISTRATIVE ADVICES				
Dealing	Type	Lodgement Date	Status	Location
721142941	NOTC INT RES	05/10/2021 10:54	CUR	EC-GEN -00
ACQUISITION OF LAND ACT 1967				
UNREGISTERED DEALINGS - NIL				
Caution - Charges do not necessarily appear in order of priority				
** End of Current Title Search **				
COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2022]				
Page 1/1				