

Consistent application of QVAS Primary and Secondary Land Use Codes

(prey. VAL/2002/349)

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Version History

Version	Date	Description/Comments
3.00	11/02/2002	Updated previous procedure
4.00	23/11/2005	Content update
5.00	08/08/2006	Update Multiunit codes 8 & 9, remove 0 from codes 1 to 9, identify that code 98 is applicable to PLU 7
5.01	08/08/2006	Re-linked attachments
5.02	18/01/2008	Changed review date in Metadata
5.03	06/02/2008	Removed link to attachments in Procedure. Fixed links to attachments under 'Attachment' section.
5.04	01/02/2011	<ul style="list-style-type: none"> • Changed access from 'Public' to 'Departmental' • Status 'Under Review' & removed Metadata Record from Internet until doc updated.
6.00	05/06/2011	<ul style="list-style-type: none"> • Updated content to reflect the <i>Land Valuation Act 2010</i> • Updated to reflect re-establishment of the position of the Valuer-General
6.01	6/06/2016	<p>All changes approved by Area Manager, South West Region, State Valuation Service</p> <ul style="list-style-type: none"> • Updated to new DNRM template • Updated information including 'latest review' within title page, version history table and footer • ID update due to migration of document to a new policy register (previously VAL/2002/349) • Date of last review included in title and footer • Cosmetic & minor content updates of e.g. department name, policy names & IDs, legislation references, links & outdated references.
7.00	10/09/2018	<ul style="list-style-type: none"> • Updated to new DNRME template • Updated title from '<i>Maintenance of Valuation Land Use Codes</i>' • Significant changes in regard to land use codes 01, 02, 04, 05, 08 and 09 • Updated secondary land use 98 on Housing records • Minor additions to the attached schedules A and B

Approval

Position	Name	Signature	Date
Valuer-General	Neil Bray		05/06/2011
A/ Executive Director and Delegate of the Valuer-General	Vern Di Salvo		10/09/2018

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Purpose

The purpose of this document is to ensure consistent application of QVAS Primary and Secondary Land Use Codes by the State Valuation Service (SVS) when maintaining QVAS valuation property and sales records.

Rationale

The land use codes are used by the Valuer-General and clients to identify properties which are used for a particular purpose or purposes at the date of sale or valuation. To ensure the integrity of this information it is necessary that the codes be applied consistently by the SVS when undertaking a valuation.

Procedure

All SVS staff must maintain familiarity and understanding of the available codes, conditions and explanations in Schedules A & B when reviewing and amending QVAS records.

Predominant Code

Where land has multiple uses the Primary Land Use must be the predominant use that reflects the economic activity/use and the expanded definition in Schedule B. Area is not necessarily the basis for determining the Predominant Use.

A primary land use code of "00" is not valid and should not be used.

Secondary Code

The secondary land use code is used, in order of priority, in one of three circumstances:

- Where the land is used for a concessional purpose as defined by s45 of the Act;
- Where the land is owned by the Commonwealth, the State or a local government; or
- Where the land has an additional purpose other than the primary purpose.

For land used for a purpose under s 45 of the act and an enhancement in value has been ignored, the secondary land use code 98 must be entered on the QVAS record to indicate that a concession has been applied. Where the land is valued as a single unit dwelling site or farming and that use is its highest and best use then no secondary code is required unless an additional lesser use exists.

In the case of government ownership, the following secondary land use codes must be used: -

53 - Commonwealth government;

54 - State government; (see exception * below)

59 - Local government.

* If a single unit residential concession has been applied to a valuation of land being a rental tenancy under the *Housing Act 2003* then the secondary land use code 98 is to be used in lieu of secondary code 54

The secondary use (optional) can be applied where property is used for two purposes. The secondary code would identify the lesser use.

Responsibilities

It is the responsibility of the **Area Manager (SVS)** to ensure an appropriate primary and secondary land use code in accordance with Schedules A and B is recorded against the QVAS record.

Legislation

Land Valuation Act 2010

Attachments

Schedule A - List of Primary and Secondary Land Use Codes

Schedule B - Code Definitions

Schedule A: List of Primary and Secondary Land Use Codes

Primary Codes

Urban Land use	Transport & Storage	Sheep Grazing	General
1 Vacant Urban Land <4000 m2	28 W'House & Bulk Stores	60 Sheep Grz- dry	96 Public hospital
Residential	29 Transport terminal	61 Sheep breeding	97 Welfare home/institution
2 Single unit dwelling <4000 m2	30 Service station	62 Not used	98 Secondary code only (if exclusive use is single dwelling or farming)
3 Multi- unit dwelling (Flats)	31 Oil depot & refinery	63 Not used	
4 Large Home site - vac => 4000 m2	32 Wharves	Cattle Grazing	
5 Large Home site -dwg => 4000 m2	33 Builders yard, contractors	64 Breeding	
6 Outbuildings	34 Cold stores- ice works	65 Breeding & Fattening	
7 Guest house/private hotel	Industrial	66 Fattening	
8 Building units	35 General industry	67 Goats	
9 Primary use only	36 Light industry	Dairy Cattle	
9 Group Title	37 Noxious / offensive industry (include Abattoir)	68 Milk- Quota	
9 Primary use only	38 Advertising- Hoarding	69 Milk- No quota	
Retail Business/ Comm	39 Harbour Industries	70 Cream	99 Community Protection Centre
10 Comb. multi dwg & shops	40 Extractive	Agricultural	
11 Shop single	Special Uses	71 Oil seed	
12 Shops- group (More than 6 shops)	41 Child care ex k/garten	72 Subdivided land - (LG rates valuation discount)	
13 Shopping group (2 to 6 shops)	42 Hotel/tavern	73 Grains	
14 Shops- main retail (Central Business Dist)	43 Motel	74 Turf Farms	
15 Shops- Second retail (Fringe central business presence of service ind)	44 Nurseries (Plants)	75 Sugar cane	
16 Drive in shopping centre	45 Theatres cinemas	76 Tobacco	
17 Restaurant	46 Drive-in Theatre	77 Cotton	
18 Special tourist attraction	47 Licensed club	78 Rice	
19 Walkway	48 Sportsclubs/facilities	79 Orchards	
20 Marina	49 Caravan parks	80 Tropical fruits	
21 Residential Institution (Non-medical care)	50 Other clubs (Non business)	81 Pineapples	
22 Car parks	Special Uses	82 Vineyards	
23 Retail Warehouse	51 Religious	83 Small Crops & fodder Irrig	
24 Sales area outdoors (Dealers - boats, cars,etc.)	52 Cemeteries (Include crematoria)	84 Small crops & fodder – non irrig	
25 Professional offices	53 Secondary code only – Cwth Govt	Other Rural Uses	
26 Funeral parlours	54 Secondary code only – State Gov	85 Pigs	
27 Hospitals, conv homes (Medical care)(Private)	55 Library	86 Horses	
	56 S/Gnd, R/course, Airfield	87 Poultry	
	57 Parks, gardens	88 Forestry & Logs	
	58 Educational include K/gtn	89 Animal Special	
	59 Secondary code only – Local Govt	90 Stratum (secondary code only)	
		91 Utilities	
		92 Defence Force Estab	
		93 Peanuts	
		94 Vacant rural land (Excl 01 & 04)	
		95 Reservoir, dams, bores	

Schedule B: Code Definitions

1	Vacant residential land under 4000 m2 & all vacant commercial, industrial lands irrespective of size	Vacant residential and rural residential land under 4000 m2 & all vacant commercial, industrial land lands irrespective of size
Residential Activities		
2	Single unit dwelling on urban or rural property records under 4000 m2	Land used exclusively as a site for a single unit dwelling on urban or rural land having a total area of less than 4000 m2. Dwelling can include part which is used for furnished rooms, a single self contained flat or a subordinate dwelling defined under local government planning approval.
3	Multiple Dwelling (Flats)	The use of a parcel of land for two or more self-contained residential flats including a duplex or a group of units held under single ownership but not part of a community management scheme.
4	Vacant residential property records equal to or more than 4000 m2	Vacant residential or rural residential land having a total record area equal to or more than 4000 m2 (includes residential englobo and vacant multi-unit residential lands but does not include vacant commercial or industrial land.
5	Single unit dwelling on urban or rural property records equal to or more than 4000 m2	Land used exclusively as a site for a single unit dwelling on urban or rural land having a total area equal to or more than 4000 m2. Dwelling can include part which is used for furnished rooms, a single self contained flat or a subordinate dwelling defined under local government planning approval.
6	Outbuilding	A parcel of land with a relatively minor building such as a shed or garage as the main structural improvement. The improvement would be a gross underdevelopment of the site.
7	Guest House/Private Hotel	An accommodation building where room only or room and meals are provided and have shared facilities (not a motel).

8	Community Titles Scheme (Building/BUP Plan)	A parcel of land (the footprint or a component lot thereof) which is the subject of a Community Titles Scheme incorporated under the BCCM Act and was surveyed using either a Building Units Plan or a 'Building' type Survey Plan that includes Common Property and which has attached to it a Community Management Statement. The secondary land use of the parent parcel would be 98 where the improvement consists of 2 flats or self-contained units (known as a duplex as per s. 47 LVA). In other instances the secondary use of each strata title can refer to the actual use (i.e. Professional offices, General industry etc.).
9	Community Titles Scheme (Standard/GTP Plan)	A parcel of land (the footprint or a component lot thereof) which is the subject of a Community Titles Scheme incorporated under the BCCM Act and was surveyed using either a Group Titles Plan or a 'Standard' type Survey Plan that includes Common Property and which has attached to it a Community Management Statement. The secondary land use of the parent parcel would be 98 where the improvement consists of 2 flats or self-contained units (known as a duplex as per s.47 LVA). In other instances the secondary use of each strata title can refer to the actual use (i.e. Professional offices, General industry etc.).
10	Combined Multi Dwg & Shops	Combined multi dwelling and shops i.e. predominantly residential flats with shops but not registered on a Building Unit Plan or Group Title Plan.

11	Shop — Single	Shop with or without attached accommodation
12	Shops — Shopping Group (more than 6 shops)	More than six shops on subject property built to the road alignment
13	Shopping Group (2 to 6 shops)	Two to six shops on subject property built to the road alignment
14	Shops — Main Retail	Shops located in main inner city/town commercial area (central business district) - any local government may have more than one CBD e.g. Gold Coast with Southport, Surfers Paradise, Burleigh etc.
15	Shops — Secondary Retail	Shops located on fringe of a central business district of city/town commercial areas. Presence of service industry in locality.
16	Drive In Shopping Centres	Drive-In shopping including—neighbourhood, community and regional centres.
17	Restaurant	Standalone prepared food outlet outside commercial area and including fast food outlet e.g. Kentucky Fried Chicken, McDonalds.
18	Special Tourist Attraction	Any development with special recreation, historical or residential features which attracts a large number of people (includes tourist village).
19	Walkway	Stratum as walkway.
20	Marina	Marina including land based component (boat servicing facilities and storage) not including harbour industries or structural, mechanical repairs.
21	Residential Institutions (Non-Medical Care)	Aged People's Homes — (not predominately medical care).
22	Car Park	An area of land which has been prepared to accommodate vehicles either below or at ground level or on suspended concrete floors.
23	Retail Warehouse	Large showroom/s, warehouse used for retail purposes.
24	Sales Area Outdoor	Dealers - boats, cars etc.

25	Offices	Building with professional offices, doctor surgeries, finance, banks, lending agents and brokers etc. which are predominantly offices.
26	Funeral Parlours	As code.
27	Hospitals, Conv Homes (Medical Care) (Private)	Hospitals, aged peoples home, nursing home, convalescent homes – (predominantly medical care).
Transport and Storage Activities		
28	Warehouses and Bulk Stores	Not used for retail purposes.
29	Transport Terminal	Freight and/or passengers.
30	Service Station	Predominantly fuel retailing. If predominantly servicing repairs use Code 36.
31	Oil Depots	Fuel dumps or storage and oil refineries
32	Wharves	Actual wharves, jetties, and barge landing.
33	Builders Yard/Contractors Yard	Building and or garden material storage centres (not retail or hardware). Fenced area for parking heavy equipment/materials.
34	Cold Stores — Iceworks	Standalone.
Industrial Activities		
35	General Industry	Heavy manufacturing Industries e.g. motor vehicle assembly plant, structural steelworks etc. See Town Planning Guidelines.

36	Light Industry	Light manufacturing Industry and service industry. See Town Planning Guidelines.
37	Noxious/Offensive Industry	Industry from where a deal of offensive noise, odour, dust, etc. emanates, including abattoirs, railway line. See Town Planning Guidelines.
38	Advertising — Hoarding	As code. Predominantly used for advertising.
39	Harbour Industries	Harbour associated service industry. Storage industry and processing.
40	Extractive	Any industry which extracts material from the ground - e.g. quarry, mining etc.
Other Business Activities		
41	Child Care	Facility for safe keeping of below school age children.
42	Hotel/Tavern	Premises licensed by Licensing Commission as hotel or tavern for the sale of liquor including casino.
43	Motel	Building predominantly used for overnight accommodation of persons plus vehicle.
44	Nurseries	Plants and associated garden material.
45	Theatres and Cinemas	As code.
46	Drive-in Theatre	As code.
47	Licensed Clubs	Any club with liquor licence/non sporting (not including clubs with attached sporting/recreation facilities) e.g. R.S.L.
48	Sports Clubs/Facilities	All sporting/fitness/health/bowling clubs with or without a liquor licence run as a business.
49	Caravan Parks	As code
50	Other Clubs Non-Business	Boy Scouts/Girl Guides etc. - not run as a business. Memorial Halls, Q.C.W.A., School of Arts etc. Sporting Clubs not run as business including sports fields/area, tennis courts etc.

Special Uses Activities		
51	Religious	Churches, places of worship, church hall etc.
52	Cemeteries	Including crematoria
53	Primary code	Not to be used
	Secondary land use code	Commonwealth owned land
54	Primary code	Not to be used
	Secondary Land use code	State owned land
55	Library	As code.
56	Showgrounds/Racecourses/ Airfields	Airfield - includes parking, hangers — no maintenance - if maintenance, see 36.
57	Parks and Gardens	Including undeveloped parkland
58	Educational	University, Tertiary, State and Private, residential colleges/school and non-residential school, kindergarten.
59	Primary code	Not to be used
	Secondary land use code	Local government owned land
Rural Land Use Activities		
60	Sheep Grazing Dry	Poorer country associated with running wethers
61	Sheep Breeding	Better class country used for lamb breeding
62	Not allocated	Not to be used
63	Not allocated	Not to be used

64	Cattle Grazing Breeding	Concentration of the growing and selling of young stock — includes stud breeding.
65	Cattle Breeding and Fattening	Mixture of growing and/or selling young and mature stock — includes associated studs.
66	Cattle Fattening	Concentration of feeding and grazing mature stock for sale (includes feedlots)
67	Goats	Goat studs and dairies
68	Dairy Cattle Quota Milk	Supplying to milk factory on a quota basis — includes feed lot dairies.
69	Dairy Cattle Non Quota Milk	Supplying to milk factory on an entitlement or proportion basis. Includes feed lot dairies.
70	Cream	Supplying cream only for manufacturing purposes
Agricultural Activities		
71	Oil seeds	Safflower, sunflower, linseed etc.
72	Primary code	Lands subdivided under Sections 49 -51 (LG to discount valuation for rates)
73	Grains	All grains including wheat, barley, oats, maize, rye etc.
74	Turf Farms	Growing turf for the purpose of harvesting and sale
75	Sugar Cane	Land used for the growing of sugar cane or associated experimental purposes
76	Tobacco	Land used for the cultivation of tobacco
77	Cotton	Land used for the cultivation of cotton
78	Rice	Land used for the cultivation of rice
79	Orchards	Includes all orchards — citrus, exotic fruit and nut, stone, other fruits and nuts etc.
80	Tropical Fruits	As separate to orchards e.g. Bananas, Paw Paws
81	Pineapples	The growing of pineapples either for cash crop or manufacturing purposes.
82	Vineyards	Grapes

83	Small Crops and Fodder Irrigated	All vegetable and small crop items including strawberries; also includes legumes and other improved pasture, used for folder or stock breeding purposes, grown under irrigation
84	Small Crops and Fodder Non-irrigated	As with 83 without irrigation.
85	Pigs	The breeding and/or growing and /or fattening of pigs in open range or feed lot environment
86	Horses	The breeding and or growing of horses including for stud purposes, including predominately stables.
87	Poultry	Includes breeding, plus the growing for meat and/or egg production either in a controlled environment or by open runs.
88	Forestry and logs	Growing for the purposes of harvesting areas of natural and/or plantation hardwood or softwood - owned either privately or by the State.
89	Animals Special	Any animal not listed above e.g. deer farms, crocodile farms etc. (includes aquaculture, dog kennels, cattery, permanent pounds, quarantine stations, cattle dips).
90	Primary code	Not to be used
	Secondary land use code	Stratum
91	Utilities	Public and private utilities including power, telecommunications, water/sewerage.
92	Defence force establishments	As code
93	Peanuts	Growing of peanuts as a predominant use
94	Vacant rural land	A vacant parcel of land where the highest use is for rural pursuits
95	Reservoir, Dam, Bores, Channels	Includes permanent pump sites

General Activities		
96	Public Hospital	As coded
97	Welfare Homes/Institutions	Child/adult welfare institutions e.g. Subnormal, M.S. and similar organisations
98	Primary code	Not to be used
	Secondary land use code	Exclusive use as single dwelling or farming
99	Community Protection Centre	Police, Ambulance Centre, Fire Station, State Emergency Service and Headquarters, Air Sea Rescue Station, Coast Guard

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