

Valuation Appeals

Fact Sheet

A Property Valuation is an assessment of the market value of a property, at a specific date (usually January 1 of each even year) and in accordance with relevant legislation and legal precedent. Property Valuations are undertaken by qualified valuers. A general valuation attempts to establish the value of a property relative to all other properties.

From time to time, property valuations result in inaccurate assessments. When this occurs, farmers have the opportunity to lodge an objection regarding their assessment. Outlined below are the basic parameters of the Valuation Objections and Appeals Process.

Valuation Objection and Appeals Process¹

Who May Object?

Where the ratepayer is dissatisfied with a property valuation, a written objection may be lodged with the Council (as the rating authority).

What are Grounds for Objections?

- the value assigned is too high or too low;
- interests in the land have not been correctly apportioned;
- the apportionment of the valuation is incorrect;
- lands that should have been included in one valuation have been valued separately;
- lands that should have been valued separately have been included in one valuation;
- the person named in the notice of valuation, assessment notice or other document is not liable to be so named; and/or
- the area, dimensions or description of the land are incorrectly stated

Lodging an Objection

A written notice must be directed to the Council, informing them of the particulars of the valuation and the grounds on which the objection is made. All valuation objections must be lodged within **two months** of receiving a rates notice.

The Valuer- General of Victoria also has a template that can be used. It can be downloaded here: <http://www.dtpli.vic.gov.au/property-and-land-titles/valuation/council-valuations/objectioning-to-a-council-valuation>

Objection Process

Once the objection has been lodged, the valuer has four months to either agree or disagree on whether the valuation should be adjusted.

If the Request for an Adjustment is Accepted

If the valuer agrees that an adjustment to the valuation is justified, a notice of recommendation is referred to the objector, the Council and the Valuer-General.

Upon receiving the Council valuer's recommendation, the Valuer-General will conduct his/her own adjustment assessment. The Valuer-General has two months to respond to the recommendation.

¹ Source: DELWP, Valuer-General Victoria

If the Request for an Adjustment is Rejected

If the valuer disagrees with the objection and considers that no adjustment to the valuation is justified, a notice of disallowance is issued to the objector by the Council valuer. If the objector remains unsatisfied, he/she may pursue the issue through VCAT.

Adjustment Recommendation is Confirmed

The recommended adjustment is confirmed by the Valuer-General and a notice of confirmation is sent to all parties involved.

Adjustment Recommendation is Rejected

The recommended adjustment is not agreed to by the Valuer-General and a notice of disallowance is sent to all parties involved.

Subsequent Appeals Process

If the objector remains unsatisfied with the decisions made by the Council valuer and the Valuer-General, the objector may require the Council, in writing, to refer the matter to the Victorian Civil and Administrative Tribunal (VCAT).