

VALUATION OBJECTION

Valuation of Land Act 1960



I/We hereby give notice that I/we object to the valuation assessment(s) shown on the rate notice for the 2019/20 rating period, issued by the City of Greater Geelong,

on the below ground(s) (please tick where applicable):

- (a) That the value assigned is too high, or too low;
- (b) That the interests held by various persons in the land have not been correctly apportioned;
- (c) That the apportionment of the valuation is not correct;
- (d) That lands that should have been included in one valuation have been valued separately;
- (e) That lands that should have been valued separately have been included in one valuation;
- (f) That the person named in the notice of valuation, assessment notice or other document is not liable to be so named;
- (g) That the area, dimensions or description of the land including the AVPCC allocated to the land are not correctly stated in the notice of valuation, assessment notice or other document.

*** Main details regarding subject property:**

*Address (incl. suburb) and / or Description of Land, District and Parish	Land Area m2	Building Area m2	*Site Value \$	*Capital Improved Value \$	*Net Annual Value \$	Australian ValuationProperty Classification Code (AVPCC)

***I advise that the following details are those that should be applied:**

Address (incl. suburb) and / or Description of Land, District and Parish	Land Area m2	Building Area m2	Site Value \$	Capital Improved Value \$	Net Annual Value \$	Australian ValuationProperty Classification Code (AVPCC)

***Reasons for objecting, including market evidence and arguments for proposed valuation(s) are:**

The City advises that an objection to a valuation must be lodged in writing and will apply only to the financial year in which the objection is received. Valuation changes can not be retrospectively adjusted.

Legislation requires that rates must be paid by the due dates irrespective of lodgement of this valuation objection.

***Objector's Details (Please print)**

Name:			
Status:	Owner <input type="checkbox"/>	Occupier <input type="checkbox"/>	Responsible for Payment of Rates <input type="checkbox"/>
Postal address:			Postcode :
Contact numbers:	Private: 	Business: 	Mobile:
Signature(s):			Date:
Email:			

***If insufficient space, or for multiple properties, attach additional schedules/documentation as required.**

The personal information requested on this form is being collected for taxation, rating and valuation purposes. This information will be used for that primary purpose or related purposes and will not otherwise be disclosed without your consent or as required or permitted by law. You may apply to us for access and/or amendment of the information.

PLEASE RETAIN FOR YOUR RECORDS

IMPORTANT ADVICE TO RATEPAYERS- ENQUIRIES AND OBJECTIONS

The following advice provides general information on the process for objection to a valuation in accordance with the Valuation of Land Act 1960 (VLA 1960). Applicants should refer to that Act for specific details. Further advice can also be obtained from the Valuer-General Victoria's web site at <https://www.propertyandlandtitles.vic.gov.au/valuation/valuer-general-victoria>

Objection and Appeals Process

The City obtains its valuations for rating purposes from the Valuer-General Victoria (VGV). The role of VGV is one of a statutory obligation to ensure that the municipal valuations are undertaken in accordance with the VLA 1960. The valuations are supplied to the City for use on its Rates, Valuations and Charges Notice (rates notice). Valuations are compiled by registered professional Valuers based on complex formulae of indices and property information compared to recent sales trends, inspections and market conditions.

Who May Object

A person aggrieved by the assessment of the value of any land may lodge an objection. An aggrieved person is a person who is liable to pay any rate on the land or an occupier of the land. The notice of objection must be in writing.

Lodging the Objection with the City- The objection *MUST*:

- Be within 2 months of the date of the rates notice;
- be in written form (Standard form attached.);
- be directed to the City as the rating authority;
- provide details as to the assessment of value; and
- detail the grounds on which the objection is made.

For further information regarding eligibility for lodging an objection refer to Section 16 of the Valuation of Land Act 1960.

The grounds for objection

The grounds for objection are detailed in Section 17 of the VLA 1960, and are listed as items (a) to (g) on the Valuation Objection Form

An increase in the rates charged is not a sufficient reason to object to the valuation.**Where can I obtain property sales information to assist with my objection?**

Property sales information may be purchased from the State Government's Landata Office at: <https://www.landata.vic.gov.au/> Or by calling (03) 9194 0605. Alternatively, you may collect sales information from auction results published in the press or from local real estate agents.

Lodging the Objection with the City

There are certain time restrictions that must be adhered to when lodging a valuation objection, no exceptions can be given.

The objector must complete and return the form within two (2) months of the issue date on the initial rate notice, or within four (4) months if a notice has not been issued to the occupier of the land. The City of Greater Geelong issues its annual rate notices in August each year.

Supplementary rate notices may be issued during the year and objections may be lodged using the date of issue on those notices.

Refer to Section 18 of the VLA 1960 for further details regarding the time for lodging objections with the City.

Dealing with the Objection

Once the objection has been lodged with the City the matter is referred to the VGV's valuer. The valuer "must provide a reasonable opportunity for the objector to discuss the matter with him or her" (S21(2) VLA 1960).

Within four (4) months after receiving the objection notice, the valuer has the option to:

- Agree that an adjustment to the valuation is justified and provide a notice recommending an appropriate adjustment to the objector, the Council and the VGV; or
- Disagree with the objection, whereby no adjustment to the valuation is justified and the valuer provides a written notice of disallowance to the objector.

Following option (a) (the valuation is adjusted) the VGV has two (2) months after receiving this notice of recommendation to either agree or disagree with the adjustment to the valuation as recommended by their valuer.

- If the Valuer- General Victoria (VGV) agrees that the adjustment is justified, a confirmation notice is sent to all parties involved (all parties include their valuer, the City, the objector, and the State Revenue Office); or
- If the VGV disagrees with the adjustment made, a notice of disallowance is sent to all parties.

Following option (b) (where the valuer rejects the objection and no adjustment to the valuation is justified), the objector and the City are notified directly. No action from the VGV is required.

Where the objector is dissatisfied with this outcome of (a) or (b) above or the VGV's decision to disallow, they have grounds to appeal. Refer to the Valuation Appeals Process.

This statutory process can take a maximum of 8 months to complete.

Valuation Appeals Process

The process for appeal is available where:

- the objector is dissatisfied with the determination provided by the valuer or the Valuer-General (see dealing with the objection) or;
- If four (4) months has passed since lodging the objection with the VGV's valuer has not acted; or
- If two (2) months has passed since a recommendation for adjustment has been referred to the VGV and the VGV has not confirmed or disallowed the adjustment of land value.

If an objector is dissatisfied with the objection outcome, they can apply directly to the Victorian Civil and Administrative Appeals Tribunal (VCAT) to review the matter.

For the Appeals process refer to Section 22 and 23 of the Valuation of Land Act 1960 which can be viewed at www.legislation.vic.gov.au

IMPACT COSTS AND BENEFITS

The City advises that any adjustment to the valuation of Residential properties will result in a \$2.16 adjustment per \$1,000 change to the CIV (CIV \$1,000 x residential rate in \$0.00216185).

The administrative cost to the City for each objection is estimated at \$300 being staff and Valuers time and resources.

There is an application fee to an objector for lodging an appeal with VCAT (See VCAT website).

The City may seek to have costs awarded in its favour where any objection proceeds to VCAT or on Appeal for which the valuation is upheld.

OBJECTION TO RATE OR CHARGE RAISED

A ratepayer may, under section 183 of the Local Government Act 1989, object to the classification of the land used by the City for differential rating purposes. An application for review must be received by VCAT within 60 days of (rates) notice from the City. Any Appeal under Section 184 must be made to the County Court within 60 days after first receiving written notice of the rate or charge and must be on grounds other than in respect to the rating differential or valuation. **See Local Government Act 1989, Sections 183 and 184.**

OBJECTION – ADDITIONAL INFORMATION**RESIDENTIAL PROPERTIES / VACANT LAND****Description of any Dwelling(s) on site:**

Dwelling description: _____

_____Area: _____ metres squared (m²).**Description of other improvements (eg: Garage, Work Shed, etc..)**_____
_____Area: _____ metres squared (m²).

Land Use: eg. Vacant Land, Principal Place of Residence, Rented, Holiday House etc _____

_____**COMMERCIAL / INDUSTRIAL PROPERTIES****Main Structure**

Description: _____

_____Gross Area: _____ m² Net Lettable Area: _____ m²**Other Structures**_____
_____Gross Area: _____ m² Net Lettable Area: _____ m²

Number of car parking spaces: _____

Is the property owner occupied or tenanted: _____

If let, commencement date of lease ____ / ____ / ____ Term of lease _____ years

Actual rent payable per year \$ _____ net and/or gross

Land Use: eg. Factory, Warehouse, Shop, Office, etc... _____

FARM / RURAL PROPERTIES

Description of Structures

Main Dwelling:

Area: _____ m²

Additional Dwelling(s):

Area: _____ m²

Other structural improvements:

Land Description

Description of fencing, pastures, water supply, orchards, plantations, etc

Irrigation details including user permits or dam/bore licences

Major soil types, arable land, bush, etc

Land Use: eg. Grazing, crop growing etc.

If there are any additional attachments, please indicate the number

Legislation requires that **rates must be paid** by the due dates irrespective of an objection being lodged. This means that you need to ensure that if you wish to pay your rates by instalments or in full you need to pay the amount as per the notice you have already been issued. If applicable, should your objection be upheld then a credit will be processed on your account and available for refund on request.

Interest is payable at 10% pa and will be charged on all outstanding amounts.

PLEASE RETURN COMPLETED FORM WITHIN THE LEGISLATIVE TIME FRAME TO:

**CITY OF GREATER GEELONG
PROPERTY AND VALUATIONS
PO BOX 104
GEELONG VIC 3220**

contactus@geelongcity.vic.gov.au