







### Rating authority valuation process

The valuation process is the responsibility of each municipality. This includes undertaking the valuations used for municipal rating and State land tax assessment purposes. Valuer-General Victoria (VGV) has a statutory obligation to ensure that these valuations are undertaken in accordance with the *Valuation of Land Act 1960* (the VLA).

Rating valuations are based on the sale prices and rental returns of similar properties. To successfully argue that a valuation is too high, you will need to demonstrate by sales and rents of comparable properties, that the valuation should be lower.

### Objection and review process

The VLA also covers the objection and review processes available to people who are dissatisfied with the site value shown in their land tax assessments. The VLA and its associated regulations prescribe the following objection processes.

#### Who may object? (Section 16 of the VLA)

If you disagree with the site value shown in your land tax assessment and you are liable for the payment of land tax, then you may lodge a written objection with the State Revenue Office (SRO) who will forward your objection to the relevant municipal council for determination.

#### When can I lodge an objection? (Section 18 of the VLA)

You have two months from when the land tax assessment was delivered to you to lodge an objection with the SRO.

#### The grounds for objection (Section 17 of the VLA)

The grounds for objection are:

- the value is too high or too low
- the values or interests are not apportioned correctly
- the lands have not been combined or separated correctly
- the person named on the notice is not liable, or
- the area, dimensions or description are incorrect.

#### Objection form

If you are objecting to the site value shown in your land tax assessment, you need to complete the appropriate Land Valuation Objection form.

The completion of the appropriate Land Valuation Objection form for objections to the site value shown in your land tax assessment will ensure compliance with the VLA and assist in discussions with the council valuer.

If you are also objecting to other aspects of the land tax assessment, for example, if you believe you are entitled to a land tax exemption, you must complete the appropriate Land Tax Objection form (LTX Form 2A or LTX Form 2B) which is also available on the SRO's website and lodge it with the SRO online (via the SRO's LTX Express internet service) or by post.

If you wish to object to the capital improved value or net annual value of a property, you need to lodge your objection with the relevant council within two months of receiving your council rate notice. You must complete the appropriate council valuation objection form which is available from the relevant council or from the VGV's website.

#### Lodging the objection (Section 16 of the VLA)

The objection MUST be in writing and:

- contain the prescribed information (Regulations 7A of the Valuation of Land (General and Supplementary Valuation) Regulations 2003). Alternatively, the objector can provide the prescribed information by completing the appropriate SRO Land Valuation Objection form
- provides grounds on which the objection is made, including details relating to the site value of the property shown in the land tax assessment, and
- lodged with the SRO within the statutory timeline.

#### I've lodged an objection. Do I still have to pay land tax?

If you lodge an objection, the full amount of land tax assessed remains payable until your objection is decided. You should pay the full amount of tax (or instalment) shown on the assessment notice by the due date. If your written objection is successful and tax has been paid, you may receive a refund with interest. If your objection is disallowed, you may be liable for interest on the outstanding portion of your land tax liability, calculated from the original due date shown on your assessment notice.

#### Where can I obtain property sales information to assist with my objection?

Property sales information may be purchased from the Department of Sustainability and Environment's Landata Customer Service by calling (03) 8636 2456. Alternatively, you may collect sales information from auction results published in the press or from local real estate agents.

#### Dealing with the objection (Section 21(2) of the VLA)

When an objection to site value is lodged with the SRO, it is referred to the appropriate municipal council for consideration. The council valuer then must provide a reasonable opportunity for the objector to discuss the matter.

Within four months after receiving the objection notice, the council valuer has the option to:

- disagree with the objection, whereby no adjustment to the valuation is considered justified and a written notice of disallowance is provided to the objector, or
- 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.

Following option (a) (disallowance), the objector and the SRO are notified directly. No action from VGV is required.

Following option (b) (an adjustment is recommended), VGV has two months after receiving this notice of recommendation to either agree or disagree with the adjustment to the valuation as recommended by the council valuer.

- If the VGV agrees that the adjustment is justified, a confirmation notice is sent to the rating authority, objector, SRO and valuer; or
- If the VGV disagrees with the adjustment made, a notice of disallowance is sent to all parties.

#### Valuation review process

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 in accordance with the VLA.

Both the VLA and the *Land Tax Act 2005* can be viewed at [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au). The *Land Tax Act 2005* is also available on the SRO's website [www.sro.vic.gov.au](http://www.sro.vic.gov.au)

#### Correspondence

Land Tax, State Revenue Office, GPO Box 1641, MELBOURNE VIC 3001 or DX 260090 Melbourne

#### In person

State Revenue Office, Level 2, 121 Exhibition Street, Melbourne

Hours of operation: Mon, Tues, Thurs, Fri – 8.30am to 5.00pm **Wed – 8.30am to 1.00pm**

Enquiries may be made in person. Please phone 13 21 61 to arrange an appointment.

**Internet** [www.sro.vic.gov.au](http://www.sro.vic.gov.au)

**E-mail** [sro@sro.vic.gov.au](mailto:sro@sro.vic.gov.au)  
(Attn: Land Tax)

**Telephone** 13 21 61 (local call cost)

**Fax** 03 9628 6856