



SIMPLE GUIDE TO CHALLENGING YOUR RATES VALUATION

STEP 1 – USING THE STANDARD OBJECTION FORM

Use the form at the end of this guide as your objection form – it is vital that you use this form as no other version of the form or variation will be accepted.

You can also download the form here:

<https://www.propertyandlandtitles.vic.gov.au/valuation/council-valuations/objecting-to-a-council-valuation>

Please note this is a RESIDENTIAL OBJECTION FORM (Commercial and RURAL can be found at the same link above)

STEP 2 – FILL IN THE FOLLOWING SECTIONS

Details of the subject property

Complete this section with as much detail as possible

Your title details are usually on your rates notice OR can be usually found in the vendors statement from when you purchased your property

Details of the person(s) lodging the objection

Complete your personal details

Objection Authorization

Ensure you sign this section to make the objection formal

What are the grounds for objecting?

Usually, the most effective way to object to your Council Rates Notice is the “VALUATION AMOUNT”

Most objections are on the basis that your Council has valued your property “too high”

If this is the case – you will need to do some further research (this guide will help you) to determine the factual basis of your objection.

If you need to object for any of the other listed reasons this will likely be because you know something specific about the property that is affecting your rates notice

What do you think your valuation should be?

Complete the information directly from your NEWLY ISSUED rates notice

To determine which valuation, you are disputing you need to have an understanding of what they mean:

Site Value – this is the value Council has placed on your land

Capital Improved Value – this is the value council has placed on the land and any improvements on the property

Net Annual value – the amount your property has appreciated since last year

To dispute any of these values you need EVIDENCE.

It must be physical or electronic proof and can't simply be your opinion!

Evidence that council will seek is:

- **Recent Sales Evidence of similar properties where there is a substantially lower result than council attributes** to your house – you can use evidence from realestate.com.au OR domain.com.au or a real estate valuer, or contract of sale for another property to demonstrate this.
- **Correcting of information – Often councils get their description of your home wrong. If they have too many bedrooms you may be overvalued. Check this properly and ensure you correct it on the form.**

To be successful it is vital you provide as much evidence as you can and that it is recent.

FURTHER INFORMATION

<https://www.land.vic.gov.au/valuations/valuations-for-rate-and-land-tax/objecting-to-a-rating-valuation>

Field Code Changed

FURTHER INFORMATION

Should you require any further assistance please email us at: presidentrpv@gmail.com

We can also provide you with help from a former professional valuer:

Mr John Sier – he is available for guidance on 0409 133 500 (no cost)

He has many years' experience working in valuations and working for the valuer general's department.

We are a volunteer organisation and rely on memberships to fund our activities. We do not take any salaries and only use funds to cover expenses of the association and to market it. We rely on membership so please consider joining:

<https://www.ratepayersvictoria.com.au/become-a-member>

We thank you for your support

The Ratepayers Victoria team.