

# Objection to Valuation



This form is for properties located in the former Auckland City Council area only.

Owners of properties not in the former Auckland City area should complete a QV form.

A separate form must be used for each rating unit (property) valuation objected to. Please see over for more information.

All items marked \* are prescribed by section 7 of the Rating Valuations Regulations 1998 and must be completed or this objection may not be accepted. **The effect of the valuation on rates is not a relevant reason for objection.**

## Property information and reasons for objection:

Valuation reference:\* (from your notice of valuation)

Property description:

Property location:\* (from your notice of valuation)

My reasons for objecting are:\* Please see overleaf for guidance on making an objection. Section 38(2) of the Rating Valuations Act 1998 states that the onus of proof rests with the objector.

Continues on a separate sheet  Yes  No      Documentation to support my objection is attached  Yes  No

To be a valid objection, this section must be completed. If all values are not provided this objection may not be accepted.

## Assessed values:

Please include the assessed values as shown on your notice of valuation.

Land value:\*

\$

Value of improvements:\*

\$

Capital value:\*

\$

## Contended values:

Please include your contended values (the values you feel are correct for your property) below.

Land value:\*

\$

Value of improvements:\*

\$

Capital value:\*

\$

## Objector's contact details: (please print)

Full name:\*

Day time contact phone:\*

Mobile phone:

Email address:

## Objector's postal address:

Street address (PO Box/Private Bag):\*

Suburb:\*

Town/City:\*

Post Code:

Objector is:\*    Owner or ratepayer     Agent     Neither

If an agent, the owner/ratepayer whom I am acting for is:

Full name of person filling out this form:

Signature of person filling out this form:

### Office use only

Date received:

Date input:

Objection no:

Final check – please ensure all items marked \* are completed.

# Making an objection

## Reasons for objecting

Section 32 (1) of the Rating Valuations Act 1998 states that an owner or ratepayer may object to any information contained in the notice of valuation i.e. you are entitled to lodge an objection if you believe one or all of the values are incorrect or the values have been based on incorrect information.

Section 38 (2) of the Rating Valuations Act 1998 states that the onus of proof on any objection rests with the objector, that means you must provide council with sufficient information to support your objection.

## Valid objections

For an objection to be valid, it must contain all of the following information, as prescribed by section 7 of the Rating Valuations Regulations 1998:

- (a) the relevant reference number
- (b) the capital value, land value, annual value and the value of improvements of the land (whichever one or more is applicable) as stated in the notice of valuation
- (c) the reason for objecting
- (d) the relevant value contended for by the objector
- (e) the name, postal address, and contact telephone numbers of the objector, and the objectors address for service
- (f) the capacity in which the person is objecting (whether as owner, ratepayer, both owner and ratepayer, or neither)
- (g) if the objection is by an agent, the name of the person who the agent is representing.

**You can only object to your valuation details. The effect of the valuation on rates is not a relevant reason.**

If you do not wish to object to your values, but have identified incorrect information on your valuation notice i.e. name and address information, please go to [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz) and download the Change of Name and Address form.

You can also discuss your valuation with a valuer before lodging an objection by calling our valuation team on 09 301 0101.

**Objections must be received on or before the date shown on the valuation notice, and should be addressed to:**

Auckland Council  
Valuation Objection  
Private Bag 92300  
Auckland 1142

## Processing objections

Objections are processed under the statutory requirements of the Rating Valuations Act 1998 (sections 32-36) and the Rating Valuations Regulations 1998.

Once a valid objection has been lodged, you will be sent a letter of acknowledgment and your objection will be referred to a registered valuer for consideration. This may include a discussion with you, and by arrangement, an inspection of the property should this be necessary.

A decision will be made to either:

- alter the valuation
- decline to make any amendment in the valuation.

Notice of the decision will be given to you in writing. If you do not agree with the review, you may, within 20 working days from the date of being notified of the decision, request that the objection be heard by the Land Valuation Tribunal (LVT).

To do this you must file the objection in the office of the Auckland District Court. It is important that Auckland Council be notified of your intention to refer any objection to the LVT within the 20 working day appeal period.

Under the Rating Valuations Act 1998, if an objection is not referred to the LVT within the 20 working day period, then you are considered to have agreed to the reviewed decision.

## Late objections

Objections received after the objection period has closed will only be considered where extenuating circumstances apply.

## Explanation of values

### Land value

Land value is the probable price that would have been paid for the bare land as at the date of the general revaluation (1 July 2011).

The value includes any development work, which may have been carried out, such as drainage, excavation, filling, retaining walls, reclamation, grading, levelling, clearing of vegetation, fertility build-up or protection from erosion or flooding.

### Capital value

Capital value is the probable price that would have been paid for the property (land and improvements, if any, including buildings) if it had been for sale at the date of the general revaluation (1 July 2011). This valuation does not include chattels, stock, crops or trees, unless the trees are fruit trees, nut trees, vines or berryfruit bushes or live hedges.

The valuation includes GST, if any, for residential property and excludes GST for other property types.

### Value of improvements

This is the difference between the capital value and the land value. It reflects the value added to the land by any buildings or other structures. It does not mean changes or improvements to the building e.g. painting or refurbishing.

If you require more information, please visit [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)