



# Valuation Objection Form

**All relevant sections of this form must be completed.**

Failure to provide supporting information for objecting to your land value may result in your objection being rejected on the grounds that it is invalid.

Further information on the valuation and objection processes may be obtained from  
[www.lands.nsw.gov.au/records/valuation](http://www.lands.nsw.gov.au/records/valuation)

Owner's/ Lessee's Name(s) .....

Property Address .....

City ..... Post Code .....

Description of Land  
(lot/section/plan) .....

Council Area .....

**Please provide the following details from your Notice of Valuation**

Property Number ..... Valuing Year .....

**or from your Land Tax Assessment Notice.**

Assessment Number .....

Land Tax Year ..... Issue Date .....

## Reasons for objecting

The only valid grounds for objection under Section 34 of the *Valuation of Land Act 1916* are listed below. Identify the reason(s) you are objecting to your Land Value by ticking the appropriate box or boxes.

- ☐ Value(s) assigned are too high
- ☐ Value(s) assigned are too low
- ☐ Incorrect area, dimensions or description of land or stratum
- ☐ Interests held by persons in the land are not correctly apportioned
- ☐ Apportionment of the valuations is not correct
- ☐ Lands or stratum which should be included in one valuation have been valued separately
- ☐ Lands or stratum which should be valued separately have been included in one valuation
- ☐ The person named in the notice is not the lessee or owner of the property

**If you are objecting to your land value please complete this section.**

Land value objected to ..... Your proposed land value .....

**If you are objecting to concessions and/or allowances please complete this section.**

Concessions and/or allowances are detailed on your Notice of Valuation.

Type of concession or allowance objected to	Amount of concession or allowance	Your proposed amount of concession or allowance
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....



Include information on which your objection is based, together with any evidence that supports your objection, for example, details of sales of land and changes to the physical condition or the permissible use of your land.

Your objection to the valuation will be considered based on factors related to the property, and how the valuation relates to the market evidence. Your personal circumstances, the increase in the value, your liability for rates and/or taxes or the method used to make the valuation cannot be considered.

**Information supporting your objection (in point form):**

- 

If you require more space, please attach additional sheets.

Name(s) of Lodging Party .....

Postal Address .....

City..... Post Code ..... State.....

Day Time Phone Number .....

☐ Please use these details for all future correspondence regarding this property

**Capacity** ☐ Owner ☐ Lessee ☐ Authorised agent for the owner or lessee

**Complete the following statement if you are acting as an agent for the owner or lessee.**

I, ..... certify that I am the agent for the owner/lessee

(cross out whichever does not apply) and that the owner/lessee has given me the authority to object on their behalf.

**This form must be signed by, or on behalf of, the objector.**

Signature(s)..... Date .....

Please return this form to:

**Valuation Objections**

**GPO Box 15**

**SYDNEY NSW 2001**

[www.lands.nsw.gov.au](http://www.lands.nsw.gov.au)

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