

# Objection to Valuation form

LAND VALUATION TRIBUNAL



Rating Valuations Act 1998, section 36

## When to use this form

Use this form to file an objection to the review of a valuation of property by a local council.

## Filing fee

There is a filing fee of \$50.00.

If your objection proceeds to a hearing, a hearing fee is also payable.

## Filing information

To file an objection, you must:

- within 20 working days of notification of the council's decision following conclusion of the review of the valuation of property, file with the Land Valuation Tribunal a completed, dated and signed Objection to Valuation form together with all the required attachments;
- within the same 20 working day period, serve the council with a copy of your completed, dated and signed Objection to Valuation form together with all the required attachments;
- if appropriate, within the same 20 working day period, serve the owner of, and ratepayer for (if different), the rating unit concerned with a copy of your completed, dated and signed Objection to Valuation form together with all the required attachments; and
- pay the filing fee of \$50.00.

You may file this Objection to Valuation form and all the required attachments by posting to the Land Valuation Tribunal for your area (see the contact details at

<https://www.justice.govt.nz/tribunals/land-and-title/land-valuation-tribunal/contact/>).

Alternatively, you can file by email:  
[environmentcourt@justice.govt.nz](mailto:environmentcourt@justice.govt.nz)

## Payment information

To confirm how to pay the filing fee, visit the Ministry of Justice website:

<https://www.justice.govt.nz/tribunals/land-and-title/land-valuation-tribunal/how-to-apply/>

If you need further assistance, please contact the relevant Land Valuation Tribunal for your area (see the contact details at

<https://www.justice.govt.nz/tribunals/land-and-title/land-valuation-tribunal/contact/>).



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## Step 2. Property details

You will find the details of your property in your Notice of Valuation.

### What are the details of the property in question?

Valuation number \_\_\_\_\_  
Full property address \_\_\_\_\_  
Legal description of property \_\_\_\_\_  
Council (Local Authority) \_\_\_\_\_  
Area of land \_\_\_\_\_ (e.g. square metres, hectares, acres)

### What are the values of the property in question?

	<b>Rating values you are objecting to</b> (the value listed on your Notice of Valuation)	<b>Council decision you are objecting to</b> (the value listed on your council decision)	<b>Your estimate of the value</b> (what you propose the value should be)
Land value	\$ _____	\$ _____	\$ _____
Value of improvements	\$ _____	\$ _____	\$ _____
Capital value	\$ _____	\$ _____	\$ _____

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## Step 3. Your relationship to the property

What is your relationship to the property valuation objected to? (Ratepayer, Body Corporate, Tenant, etc)

\_\_\_\_\_  
\_\_\_\_\_

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## Step 4. Your agent's details

If you have an agent acting on your behalf, please complete the following details:

Full Name (of agent) \_\_\_\_\_  
Company Name  
(if applicable) \_\_\_\_\_

### What is the physical address?

Address \_\_\_\_\_ No. \_\_\_\_\_ Street \_\_\_\_\_ Suburb \_\_\_\_\_  
City \_\_\_\_\_ Postcode \_\_\_\_\_

### What is the postal address? (if different from your physical address)

Address \_\_\_\_\_ No. \_\_\_\_\_ Street \_\_\_\_\_ Suburb \_\_\_\_\_  
City \_\_\_\_\_ Postcode \_\_\_\_\_

Phone Day \_\_\_\_\_ Mobile \_\_\_\_\_

Email \_\_\_\_\_

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## Step 5. Date you received the council's decision

What date did you receive the council's written decision following conclusion of the review? \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (day/month/year)

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## Step 6. Objection to council's decision

What are your reasons for objecting? *If you need more space, please attach a separate sheet.*

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## Step 7. Service on council

What date did you send to your local council a copy of your completed, dated and signed Objection to Valuation form and all the required attachments? \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (day/month/year)

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## Step 8. Sign and date objection

Please sign and date this Objection to Valuation form.

\_\_\_\_\_  
Name (objector or agent)

\_\_\_\_\_  
Date




\_\_\_\_\_  
Signature (objector or agent)

\_\_\_\_\_  
Date

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## Step 9. Checklist

### Before filing your Objection to Valuation, please check that:

- You have received a Notice of Valuation from your local council or its valuation service provider.
-  You have attached a copy of the Notice of Valuation from your local council or its valuation service provider.
- You have made an objection to the Notice of Valuation.
-  You have attached a copy of the objection you made to the Notice of Valuation.
- You have asked for the valuation to be reviewed and have received from your local council a written decision following conclusion of the review.
-  You have attached a copy of the written decision made by your local council following conclusion of the review.
- You have completed this Objection to Valuation form.
- You have dated and signed this Objection to Valuation form.
- You have paid the filing fee of \$50.00.
- You have sent to your local council a copy of your completed, dated and signed Objection to Valuation form, together with all the required attachments.
- If you are not both the owner of and the ratepayer for the rating unit concerned, you have sent to these persons a copy of your completed, dated and signed Objection to Valuation form, together with all the required attachments.

If you need help completing this form, please contact your local Land Valuation Tribunal or visit <https://www.justice.govt.nz/tribunals/land-and-title/land-valuation-tribunal/how-to-apply/>.

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## Step 10. File your objection

You can post or email to your local Land Valuation Tribunal your completed Objection to Valuation form, together with all the required attachments. For the correct mailing address and phone contact details, visit the website: <https://www.justice.govt.nz/tribunals/land-and-title/land-valuation-tribunal/contact/>.

Email: [environmentcourt@justice.govt.nz](mailto:environmentcourt@justice.govt.nz)

Website: <https://www.justice.govt.nz/tribunals/land-and-title/land-valuation-tribunal/>