



A Guide to Lodging an Objection

What is the Land Valuation Tribunal?

The Land Valuation Tribunal (the Tribunal) was established under the Land Valuation Proceedings Act 1948. The Tribunal receives objections relating to the valuation of a property by a local District Council or their agent (usually 'Quotable Value New Zealand'). The Tribunal also hears matters relating to a valuation when land is taken under the Public Works Act 1981.

Who can lodge an objection with the Tribunal?

Any owner, occupier, body corporate, or agent can lodge an objection once you have received your review decision from your district council or agent.

What are the fees and costs?

To lodge an objection with the Tribunal, applicants will need to pay a \$50.00 filing fee. The \$50.00 filing fee can be paid by cheque or money order made out to the Ministry of Justice. If your objection proceeds to a hearing, a hearing fee is also payable.

How to file an objection?

An objection to valuation can only be lodged if your objection has already been reviewed by your District Council or their valuation service provider. You must also have received a written decision on conclusion of the review. To file an objection with the Tribunal, you need to complete and submit an 'Objection to Valuation' form. Your objection must be filed within 20 working days of receiving your review decision. The objection form is available at www.justice.govt.nz/tribunals or by contacting the Tribunal for your area.

What happens next?

Once you have lodged a valid objection with the Tribunal, you will receive an acknowledgement letter that will outline the next steps. You as the objector will need to give written statements of evidence you are relying on to Quotable Value New Zealand within 30 working days. Quotable Value will then provide you and the Tribunal with their statements of evidence within 30 working days.

Once all statements of evidence have been exchanged, it is up to you to arrange a meeting with Quotable Value to discuss a possible settlement. This meeting must occur within 10 days of the Tribunal receiving Quotable Value's statements.

If an objection is settled, it will not go to a hearing. If an agreement cannot be reached you must contact the Tribunal.

How do I contact the Tribunal?

You can find the contact details for your local tribunal listed at www.justice.govt.nz/tribunals. These details are also listed on the back of the 'Objection to Valuation' form.