

Valuer-General Victoria is not able to accept requests to review the valuation in your council rates, land tax or windfall gains tax assessment notice.

Your local council is the contact for enquiries and lodging an objection to the valuation in your rates notice.

The State Revenue Office is the contact for enquiries and objections to the valuation in your land tax and windfall gains tax assessment.

enquiries and objections

Annual property valuations

Valuations for use by rating authorities

# All rating property valuations are undertaken annually by Valuer-General Victoria.

## How often are properties valued?

Municipal property valuations are undertaken every year under a mass valuation. Valuer-General Victoria is responsible for all valuations. Previously valuations were undertaken every two years.

## How will this affect the rates I pay?

The Government’s Fair Go Rates system means councils are capped from increasing their overall rate revenue by more than a percentage that is set annually. The cap applies to overall rate revenue collected by each council, not your individual property. Individual property values continue to determine your rates, meaning a large rise or fall in value relative to other properties in your municipality will affect a movement in your rate bill. Information on the current rate cap can be found online at [Council rates and charges (localgovernment.vic.gov.au)](https://www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians).

Annual property valuations will mean your rates will reflect the value of your property in relation to the value of other properties in the municipality. Property valuations are effective as at 1 January of the corresponding year.

## How will this affect land tax?

For property investors, the land tax assessment notice will reflect a more current land value of your property.

Most residential properties that are the principal place of residence and most primary production land are exempt from land tax.

## How are enquiries and objections handled?

The first point of contact for rates notice enquiries and objections will be the local council in which the property is located. An objection must be lodged with the council that issued the rate notice. Councils will refer objections to Valuer-General Victoria as required. The State Revenue Office (SRO) is the point of contact for enquiries and objections for land tax and windfall gains tax assessments.

## For more information please visit:

[Valuations for rates and land tax](https://www.land.vic.gov.au/valuations/valuations-for-rate-and-land-tax)

[www.sro.vic.gov.au/your-land-tax-assessment](http://www.sro.vic.gov.au/your-land-tax-assessment)