

Department of Infrastructure, Planning and Logistics

The role of Valuation Services

Our interactions with Local Government Agencies

Sam Clements – Valuation Rolls Administrator

Mark Kay – Valuer-General for the Northern Territory



Agenda

- What do we do?
- How are values determined?
- Revaluation timeline
- Address update request and general address updates
- Current vs Proposed Report
- Notice of Valuation and the Objection Period
- The final Valuation Roll
- Supplementary Valuations
- Cross-Referenced Records
- NT Atlas online maps
- Our services to Council

What do we do?

Statutory Valuations

- Valuation of Land Act 1963 requires that the Valuer-General cause a valuation of Unimproved Capital Value to be made every three years on all rateable land in the Northern Territory
- This is done as a Mass Appraisal revaluation program
- The programs run on a 3 yearly rolling basis with different Districts being valued each year
- The current programs being undertaken are:
 - Coomalie, Katherine and Wagait effective for 1 July 2022
 - Darwin, the Waterfront, Palmerston and NTRAA effective for 1 July 2023
 - Litchfield, Alice Springs and LGRCA effective for 1 July 2024 (this year)

Statutory Valuations

- Effective for Date: the date that the valuation is in effect from
- All Rateable land in the NT is assessed and updated every 3 years
- Outsourced to local valuation firms with quality assurance undertaken by this office:
 - Coomalie & Wagait 2022: Valuations NT
 - Darwin, Waterfront, Palmerston and NTRAA 2023: Herron Todd White
 - Alice Springs 2024: Herron Todd White
 - Litchfield 2024: Frontier Valuations
 - LGRCA 2024: Territory Property Consultants

Statutory Valuations

In the NT we only value Unimproved Capital Value (or site value).
The UCV does not account for any structures or improvements affixed to the land (eg. Houses, sheds, offices, shops, fences etc).

The UCV is the market value of your land only, as if it sold on 1 July in the valuing year.

How are values
determined?

How are values determined?

New values are determined based upon analysis of sales of similar properties that have occurred since the last valuation (3 years).

- Submarket Groups (SMG's):
 - Groups of land that would be expected to experience similar changes in value. Often based upon location and Town Plan Zone
 - Eg. SMG: NAKARA LR would be a group of all of the Low Density Residential (LR) zoned lots within Nakara
- Contractors required to investigate and analyse sufficient sales in each SMG to determine a pattern to show how the UCV's on file may have changed since the last review
- Analysis of recent sales are more desirable than older sales which can be affected by time since the sale

How are values determined?

- Vacant sales are more desirable than improved (house and land) sales as they are a direct indication of how values of land have changed
- Improved sales need to be analysed to bring them back to a land only value
- Contractor assesses the value of all of the improvements and deducts them from the sale price to get back to a land only value which is then utilised as sales evidence
- Once market movement comparing UCV with the analysed sales has been determined it is applied to the SMG to update the new values for all of the lots within that SMG

Revaluation timeline

Revaluation Timeline

Using the Alice Springs 2024 program as an example:

- July 2023 contract is awarded (year before the values are due) for SMG, problem parcel and previous objection review
- July 2023 – 30 June 2024: sales are analysed and values updated. Draft Valuation Roll due on 30 June 2024 for upload to ILIS
- 1 July 2024 – September 2024: Quality assurance undertaken by Valuation Services as well as a request for an address update from Council
- August/September 2024: Provide Current vs Proposed report to the Council for review and comment
- Mid October – Mid November 2024: Send Notices of Valuation to all Landowners (Post or email)

Revaluation Timeline

- 30 days from posting/emailing the Notice: Objection Period ends
- Early December – late December 2024: The close of the Objection Period, review of any objections – and may include advising objectors of the VG decisions and VBR hearings
- Early January 2025: Finalisation of the Valuation Roll and delivery to the Council

These dates are subject to change depending on the number and complexity of any objections that are received and also whether those objections are elevated to the Valuation Board of Review

Address update request and general address updates

Address updates

During the revaluation program we usually request an address update from the Council prior to sending out the Notices of Valuation.

The purpose of this is to capture any delivery addresses that may have been updated with the Council but not with us. The majority of our enquiries after sending out Notices of Valuation each year are for address updates. We also receive a lot of Notices returned to us as they could not be delivered at the known address.

We are looking to work with all of the Councils to hopefully figure out a way to capture any delivery address changes (especially emails) that are made to the Rates Rolls as they occur rather than requesting the bulk address update once every three years.

We are very open to discussions with all of the Councils around how this might occur.

Current vs Proposed Report

Current vs Proposed Report

Before sending the Notices of Valuation to Land owners we aim to send the Council a report outlining the currently assigned values compared to the new draft values for the Council to review and consider if there are any changes of concern or significant increases/decreases they would like explained.

Where the Council doesn't have a right to object to any of these draft values we do appreciate any comment regarding any changes that may be of concern so we can review them more closely.

Current vs Proposed Report

Parcel Key	Unit	TP Zone	Parcel Area	Val Code	Current UCV	Proposed UCV	\$ per sqm	% variance	Street Address	Suburb
200 05943	0	OR	29500	4	\$2,675,000	\$120,000	\$4.07	-95.51%	56 GILRUTH AVE	THE GARDENS
055 07438	0	MZ	96100	1	\$700,000	\$40,000	\$0.42	-94.29%	60 FITZMAURICE DR	LEANYER
200 07529	0	HR	3630	1	\$3,000,000	\$225,000	\$61.98	-92.50%	3 MICHIE CT	BAYVIEW
200 05474	0	HR	4320	1	\$2,950,000	\$280,000	\$64.81	-90.51%	11 GERANIUM ST	THE GARDENS
200 06841	0	CP	1680	4	\$1,175,000	\$200,000	\$119.05	-82.98%	2 ST JOHN CT	THE GARDENS
200 08434	0	MZ	59700	1	\$5,550,000	\$1,200,000	\$20.10	-78.38%	40 RICHARDSON DR	LUDMILLA
200 05690	0	CN	9610	4	\$2,550,000	\$770,000	\$80.12	-69.80%	9 DASHWOOD CRES	THE GARDENS
200 02529	0	LMR	1300	1	\$1,950,000	\$600,000	\$461.54	-69.23%	3 MARGARET ST	STUART PARK
200 07078	0	PS	13900	1	\$8,825,000	\$2,800,000	\$201.44	-68.27%	12 MYILLY TCE	LARRAKEYAH
550 06754	0	PS	4730	4	\$750,000	\$240,000	\$50.74	-68.00%	5 MAZLIN ST	WANGURI
200 05219	0	CP	17000	4	\$7,925,000	\$2,550,000	\$150.00	-67.82%	82 EAST POINT RD	FANNIE BAY
550 06830	0	PS	3560	4	\$670,000	\$220,000	\$61.80	-67.16%	8 STRELE CRES	WANGURI
200 05042	0	MZ	8610	4	\$2,100,000	\$690,000	\$80.14	-67.14%	61 BISHOP ST	WOOLNER
200 05180	0	PS	18300	4	\$10,675,000	\$3,650,000	\$199.45	-65.81%	28 MYILLY TCE	LARRAKEYAH
200 06908	0	CP	46500	4	\$6,775,000	\$2,325,000	\$50.00	-65.68%	16 BLAKE ST	THE GARDENS
200 04702	0	PS	989	4	\$1,275,000	\$440,000	\$86.44	-65.49%	8 GOTHENBURG CRES	STUART PARK
200 03725	0	MZ	18700	4	\$1,075,000	\$375,000	\$20.05	-65.12%	38 RICHARDSON DR	LUDMILLA
200 06907	0	CP	5840	1	\$1,875,000	\$700,000	\$119.86	-62.67%	25 BLAKE ST	THE GARDENS
055 01765	0	MZ	57920	4	\$1,550,000	\$580,000	\$10.01	-62.58%	730 TIGER BRENNAN DR	HIDDEN VALLEY
200 07819	0	CP	6080	1	\$1,950,000	\$730,000	\$120.07	-62.56%	6 BLAKE ST	THE GARDENS
200 05257	0	OR	11900	1	\$1,600,000	\$600,000	\$50.42	-62.50%	47 GILRUTH AVE	THE GARDENS
200 02656	0	CP	3490	1	\$1,075,000	\$420,000	\$120.34	-60.93%	ATKINS DR	THE GARDENS
200 09195	0	MR	0	1	\$3,575,000	\$1,400,000	\$756.76	-60.84%	10 DUKE ST	STUART PARK
550 02618	0	PS	630	4	\$200,000	\$80,000	\$126.98	-60.00%	20 VALDER CRES	RAPID CREEK
550 09461	0	OR	857900	1	\$10,675,000	\$4,300,000	\$5.01	-59.72%	20 BUFFALO CREEK RD	LEE POINT

Notice of Valuation and the Objection Period

Notice of Valuation & Objection Period

Notice of Valuation - Valuation of Land Act

NORTHERN TERRITORY GOVERNMENT

NOTICE OF VALUATION
VALUATION OF LAND ACT - Section 16(2)
Land Value as at: 01/07/2023

FORM 1
Regulation 3


Valuation Reference: 13129421

Valuation Enquiries
Phone: 08 8999 5054
Email: valuergeneral@nt.gov.au
Post: GPO Box 1680, Darwin NT 0801
Web: nt.gov.au (Search for "Property Valuations")

██████████
██████████

The register of Land Values shows you to be the owner or lessee of the property detailed below:

OWNER:	██████████
ADDRESS OF PROPERTY:	30 HUMBERT ST, LEANYER
DESCRIPTION OF LAND:	Lot 04563 Town of Sanderson plan(s) S 80/142
TITLE REFERENCE:	CUFT 770 660
TOWN PLAN ZONE:	LR (Low Density Residential)
VALUATION AREA:	806 m ²
DATE OF VALUATION:	01/07/2023
UNIMPROVED CAPITAL VALUE:	\$295,000
SITE IMPROVEMENTS:	Not Assessed
OTHER PRESCRIBED IMPROVEMENTS:	Not Assessed
LAST DATE TO OBJECT:	31/12/2023


MARK KAY
VALUER-GENERAL
01/12/2023

This Notice of Valuation has been issued under authority of the Northern Territory Valuation of Land Act. The Unimproved Capital Value is the freehold value of the land excluding any structural improvements other than site improvements. A Notice of Valuation is usually issued every three (3) years.

The Unimproved Capital Value of your land may be used by Local Government as the basis for the calculation of Council rates.

If you believe this Notice of Valuation as at the effective date is incorrect and wish to lodge an objection, please contact the Valuer-General in the first instance.

- All land owners receive a NOV stating the new valuation and detailing their right to object
- 30 day objection period starts from date of postage (listed under VG signature)
- Last date to object listed in the details which is strictly adhered to
- Receive many enquiries during the 30 day period: address updates and queries on what the Notice is and how it relates to their Rates charges

Notice of Valuation and Objection Period

- Accepted grounds for objections:
 - Value is too high
 - Value is too low
 - Information on the Notice is incorrect
- Objections must be received with a Form 2 Objection to Valuation form which can be provided from this office or via the Valuation of Land Act forms (to be made available on our NTG website in future)
- Evidence to support the objection

Once an objection is received it is sent to the Contractor to review and report back to the Valuer-General to make a decision to allow or disallow.

Notice of Valuation and Objection Period

The objector is then notified of the Decision of the Valuer-General.

If the objector is still dissatisfied with the valuation they have the right to elevate their objection to the Valuation Board of Review (VBR) within 30 days of posting of the Form 3 Decision of the Valuer-General.

The VBR is an independent Board of Valuers who will hear the objection and make a decision that this office will then be bound to.

The decisions of the Board are completely independent of this office.

The final Valuation Roll

The final Valuation Roll

Once all objections have been satisfied the Valuation Roll is considered finalised and can be delivered to the Council.

- Usually provided to Councils in January in the year following a revaluation
- Aim to provide the final Roll as soon as possible however this might be delayed due to significant and complicated objections
- If objections are taking longer than expected an interim Roll can be provided with advice that the objection records may need to be changed (particularly difficult to budget when large value lots are being objected to)

Supplementary Valuations

Supplementary Valuations

Supplementary Valuations (Supps) are all valuations that occur outside of the Revaluation Programs.

These can be due to:

- New lots from subdivisions
- Change of zoning or Exceptional Development Permits
- Rating amendments
- Cancelled or deactivated Lots/records
- Creation of cross-referenced records

Supplementary Valuations

We run a report every two weeks to identify any required Supps and send these to the contractors to assign values.

The contractors have two weeks to return these to us for upload.

If Council know of any Lots that require values and that we have not notified you about at any stage please contact us and let us know and we will make sure they are valued ASAP.

Cross-referenced Records

Cross-referenced Records

Under the Valuation of Land Act owners are able to request that multiple lots are valued as one single lot.

- Must meet specific criteria
- Receive one NOV and one Rates Notice for all Lots included
- Usually for multiple adjoining lots with a building spanning across boundaries or vacant land
- Owners need to contact our office to request this service
- Usually means they will be paying less rates for one combined lot than multiple separate lots

NT Atlas Maps

NT Atlas online maps

The screenshot displays the NT Atlas online maps interface. The browser address bar shows the URL: https://www.ntlis.nt.gov.au/imfPublic/imf.jsp?site=nt_atlas. The page title is "NT Atlas and Spatial Data Directory" and it is part of the Northern Territory Government Australia website.

The interface includes a navigation menu with options: Layers, Legend, Search, Select, Location, Refresh Map, and Spatial Data Search. The active layer is set to "Cadastral".

The map shows the Northern Territory with various layers visible, including:

- Land Administration
 - Cadastral
 - Cadastral (checked)
 - Street Numbers
 - Parcel Numbers (checked)
 - Road Boundaries
 - Major Towns (checked)
 - Lot Boundaries
 - Natural Boundaries
 - General Text
 - Stock Routes
 - LTO Plans

The map displays major towns and roads, including Darwin, Jabiru, Katherine, Tennant Creek, Alice Springs, and Yulara. A scale bar indicates 1000km. The map center is 133° 32' E, -18° 00' S. The scale is 1:9,830,750. The map tool is set to Zoom In.

Notes:

- Please refer to the following for descriptions of the functions of the controls in the layer list above.
- Click folder to show or hide contents.
- Click the check box to turn layer on and off.

Copyright © Northern Territory of Australia. Map Centre: 133° 32' E, -18° 00' S. Degrees Longitude/Latitude: 149.517, -18.359 GDA94 © 2004 Northern Territory Government | Disclaimer and Privacy Statements.

NT Atlas online maps

URL: https://www.ntlis.nt.gov.au/imfPublic/imf.jsp?site=nt_atlas

NT Atlas is a public facing land administration mapping system.

There are many different layers available that provide information about land.

You can search via numerous methods and can produce some of the land administration data found on the title.

Our services to Councils

Our services to Councils

- Monthly Reconciliation Reports
- Valuation Roll updates (whenever required via a request to me)
- Land information enquiries including Parent Parcels, zoning, valuation history, survey plans and Unit Titles information
- Reconciling between your Rates Roll and our Valuation Roll as well as data cleansing

I am constantly reviewing and making changes to the Valuation Rolls to cleanse the data and any assistance from the Councils is welcomed.

Also, if you ever have any weird or confusing enquiries regarding land in the NT please get in contact with me and I will do my best to find some information to help.

Contacts

Sam Clements

sam.clements@nt.gov.au or valuation.services@nt.gov.au
89996054

Mark Kay

mark.kay@nt.gov.au or valuergeneral@nt.gov.au
89355375