NORTHERN TERRITORY OF AUSTRALIA

VALUATION OF LAND ACT 1963

As in force at 13 November 2026

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NORTHERN TERRITORY OF AUSTRALIA

As in force at 13 November 2026

VALUATION OF LAND ACT

An Act relating to the valuation of land

Part 1 Preliminary matters

1 Short title

This Act may be cited as the *Valuation of Land Act 1963*.

2 Commencement

This Act shall come into operation on a date to be fixed by the Administrator by notice published in the *Gazette*.

4 Definitions

In this Act:

approved form means a form approved under section 7B.

gross annual rental means the fair rental that a property may be expected to be let at from year to year less statutory outgoings.

improvements, in relation to land, means improvements on or appertaining to the land, whether visible or invisible and whether made or acquired by the owner or a predecessor in title of the owner, and includes any destruction of suckers and seedlings that is incidental to the destruction of other vegetable growths and of animal pests on the land to the extent only to which the destruction retains its effectiveness, but does not include the destruction by a person of any vegetable growths or animal pests that are allowed to establish themselves on the land during his ownership except to the extent, if any, to which that destruction consists wholly or partly of the further destruction of any vegetable growths or animal pests which, after having apparently been destroyed, are again allowed to establish themselves on the land.

land includes a unit.

lease includes a licence to occupy, or a tenancy of, land.

lessee means a person to whom a lease of land has been granted, and includes a person to whom a lease passes by transfer, devolution or operation of law.

owner means, in relation to land that is subject to a lease from the Crown, the lessee of the lease, and includes a person who has obtained a right to be granted such a lease.

parcel of land means an area of land that is separately held by any owner.

prescribed improvements, in relation to any lands, means improvements on or appertaining to the land that are of a kind referred to in section 12.

ratable means, in relation to land, liable under a law of the Territory to have rates imposed in respect of the land.

rating authority means a local government council, and includes any other body or authority that is entitled to impose rates in respect of land under a law of the Territory.

site improvements, in relation to any land, means improvements on the land that consists of:

(a) the reclamation of any part of the land by draining or filling and the erection of retaining walls, and the carrying out of other works, for the purposes of reclamation; or

(b) the excavation, grading or levelling of any part of the land otherwise than for the purpose of irrigation or conservation.

statutory outgoings means, in relation to land, any rates imposed by a rating authority and any water, sewerage and other rates and taxes applying to the land during the 12 month period immediately preceding a determination of the annual value of the land.

the Tribunal means the Land and Valuation Review Tribunal established by this Act.

unit means:

(a) a unit, as defined in section 4(1) of the *Unit Titles Act 1975*; or

(b) a unit of a scheme, as defined in section 37 of the *Unit Title Schemes Act 2009*.

valuation body means a professional association or institute of land valuers determined under section 7A(1).

valuation qualification means a qualification determined under section 7A(2).

valuation roll means a valuation roll prepared and maintained under section 15.

valuer means a person who:

(a) is a member of a valuation body; or

(b) possesses a valuation qualification.

Valuer-General means the Valuer-General for the Territory appointed under section 5.

Note for section 4

The Interpretation Act 1978 contains definitions and other provisions that may be relevant to this Act.

Part 2 Administration

5 Valuer-General

(1) For the purposes of this Act, there shall be a Valuer-General for the Territory who shall be appointed by the Minister.

(2) A person shall not be appointed to be the Valuer-General unless he is a valuer.

6 Judicial notice of signature of Valuer-General

All courts and persons acting judicially shall take judicial notice of a mark purporting to be the signature of the Valuer-General or a facsimile of his signature affixed to a document, and, in the case of a facsimile of his signature, shall presume that it was affixed by proper authority of the Valuer-General.

7 Delegation

(1) The Valuer-General may, by instrument in writing, delegate to a valuer all or any of his powers and duties under this Act (except this power of delegation) in relation to a matter or class of matters, or to a particular place, or generally.

(2) A power or duty so delegated may be exercised or performed by the delegate in accordance with the instrument of delegation.

(3) A delegation under this section is revocable at will and does not prevent the exercise of a power, or the performance of a duty, by the Valuer-General.

7A Valuation bodies and valuation qualifications

(1) The Minister may determine a professional association or institute of land valuers to be a valuation body.

(2) The Minister may determine a professional qualification in land valuation to be a valuation qualification.

7B Approved forms

The Valuer-General may approve forms for this Act.

Part 4 Valuations and valuation rolls

8 Improved capital value

(1) For the purposes of this Act, the improved capital value of land (other than a unit) is the sum which the fee simple of the land might be expected to realize if offered for sale on such reasonable terms and conditions as a seller in good faith would require.

(2) In determining the improved capital value of land under subsection (1) which are premises occupied for trade, business or manufacturing purposes, such value shall not include the value of plant, machines, tools or other appliances which are not fixed to the premises or which are only so fixed that they may be removed without causing structural damage to the premises.

8A Annual value

(1) For the purposes of this Act, the annual value of land (other than a unit) is:

(a) the gross annual rental of the property; or

(b) 5% of the improved capital value of the land,

whichever is the greater.

(2) In determining the annual value of land under subsection (1) which are premises occupied for trade, business or manufacturing purposes, such value shall not include the value of plant, machines, tools or other appliances which are not fixed to the premises or which are only so fixed that they may be removed without causing structural damage to the premises.

(3) In determining the annual value of land under subsection (1) it shall be assumed that the land with the improvements, if any thereon, is not subject to a determination in relation to rent under section 43 of the *Residential Tenancies Act 1999*.

8B Improved capital value of unit

(1) For the purposes of this Act, the improved capital value of a unit is the sum which the fee simple of the unit might be expected to realize if offered for sale on such reasonable terms and conditions as a seller in good faith would require.

(2) In determining the improved capital value of a unit under subsection (1) which are premises occupied for trade, business or manufacturing purposes, such value shall not include the value of plant, machines, tools or other appliances which are not fixed to the premises or which are only so fixed that they may be removed without causing structural damage to the premises.

8C Unimproved capital value of unit

(1) For the purposes of this Act, the unimproved capital value of a unit is the sum which the fee simple of the unit might be expected to realize if offered for sale on such reasonable terms and conditions as a seller in good faith would require assuming that:

(a) the improvements, if any, which form the walls, floors and ceilings containing the unit and made or acquired by the owner or his predecessor in title had not been made, provided that where the unit is wholly or partly in an excavation it shall be assumed that the excavation of the unit had been made;

(b) means of access to the unit may be used, and may continue to be used, as they were being used, or could be used, on the date to which the valuation relates; and

(c) lands outside the unit, including land of which the unit forms part, are in the state and condition existing at the date to which the valuation relates, and, in particular, without limiting the generality of this assumption, that where the unit consists partly of a building, structure or work or is portion of a building, structure or work, such building, structure or work, to the extent that it is outside the unit, had been made.

(2) In determining the unimproved capital value of a unit under subsection (1) it shall be assumed that:

(a) the unit may be used, or may continue to be used, for any purpose for which it was being used, or for which it could be used at the date to which the valuation relates; and

(b) such improvements may be continued or made in the unit as may be required in order to enable the unit to continue to be so used,

but nothing in this subsection prevents regard being had, in determining that value, to other purposes for which the unit may be used on the assumptions set forth in subsection (1).

8D Annual value of unit

(1) The annual value of a unit is:

(a) the gross annual rental of the unit; or

(b) 5% of the improved capital value of the unit,

whichever is the greater.

(2) In determining the annual value of a unit under subsection (1) which are premises occupied for trade, business or manufacturing purposes, such value shall not include the value of plant, machines, tools or other appliances which are not fixed to the premises or which are only so fixed that they may be removed without causing structural damage to the premises.

(3) In determining the annual value of a unit under subsection (1) it shall be assumed that the unit with the improvements, if any therein, is not subject to a determination in relation to rent under section 43 of the *Residential Tenancies Act 1999*.

9 Unimproved capital value

(1) For the purposes of this Act, the unimproved capital value of land (other than a unit) is:

(a) the capital sum which the fee simple of the land might be expected to realize if offered for sale on such reasonable terms and conditions as a seller in good faith would require, assuming that any improvements, other than site improvements, on or appertaining to the land had not been made; or

(b) the sum which would be obtained by deducting the value of any improvements, other than site improvements on or appertaining to the land, from the improved capital value of the land,

whichever is the greater.

(2) Notwithstanding anything in subsection (1), in determining the unimproved capital value of any land under that subsection it shall be assumed that:

(a) the land may be used or continued to be used for any purpose for which it was being used or could be used at the date to which the valuation relates; and

(b) such improvements on or appertaining to the land are made or continued as are necessary to enable the land to be or continue to be so used,

but nothing in this subsection prevents regard being had in determining that value to any other purpose for which the land may be used on the assumption that the improvements, other than site improvements, on or appertaining to the land had not been made.

(3) For the purposes of this section, the value of improvements on or appertaining to land is the added value which the improvements, other than site improvements, give to the land, irrespective of the cost of the improvements, including in such added value the value of any licence in force under the *Liquor Act 2019*, the value of which has been included in the improved capital value of the land.

10 Valuations of unimproved capital value of ratable land

(1) The Valuer-General shall, before the expiration of the period of 3 years after the date of commencement of the *Valuation of Land Act 1973*, cause a valuation to be made of the unimproved capital value of all ratable land.

(2) Where, after the Valuer-General has made a valuation of the unimproved capital value of any land in pursuance of this section (including this subsection):

(a) the land is subdivided;

(b) a change is made in the boundaries of the land; or

(c) a change occurs in the purpose for which the land may be used or continued to be used,

the Valuer-General shall, as soon as practicable, cause a further valuation of the unimproved capital value of that land to be made.

(3) The Valuer-General shall cause a further valuation of the unimproved capital value of all land that is then ratable to be made before the expiration of the period of 3 years after the making of each valuation of ratable land under subsection (1) or under this subsection.

(4) A valuation of the unimproved capital value of any land made in pursuance of subsection (1) or (3) shall determine that value as at the date on which the valuation is made.

(5) A valuation of the unimproved capital value of any land made under subsection (2) shall be the valuation as at the date on which the last valuation of the unimproved capital value of that land was made under subsection (1) or (3).

10A Rating authority may request valuation

(1) A rating authority may, by notice in writing to the Valuer-General, request a valuation of the following to be made in relation to land or part of land to which the authority is entitled to impose rates:

(a) the improved capital value;

(b) the annual value;

(c) the unimproved capital value.

(2) A notice under subsection (1) must specify:

(a) the value to be determined; and

(b) the ratable land in respect of which the valuation is required.

(3) The Valuer-General on receiving a notice under subsection (1) may cause a valuation to be made of the land specified in the notice.

(4) Where, after the Valuer-General has made a valuation of land in pursuance of this section (including this subsection):

(a) the land is subdivided;

(b) a change is made in the boundaries of the land; or

(c) a change occurs in:

(i) the purpose for which the land may be used or be continued to be used; or

(ii) an improvement on the land,

the Valuer-General must, as soon as practicable, cause a further valuation of the land to be made.

(5) A valuation under subsection (4) must be made of the improved capital value, the annual value or the unimproved capital value whichever was determined in the previous valuation of the land.

(6) The Valuer-General must cause to be made a further valuation of land which is then ratable before the expiration of the period of 3 years after the making of each valuation under subsection (3) or under this subsection.

(7) A valuation made under subsection (3) or (6) must determine the value as at the date on which the valuation is made.

(8) A valuation made under subsection (4) must be the valuation as at the date on which the last valuation was made under subsection (3) or (6).

10B Section 10 no longer to apply where valuation made under section 10A

Where the Valuer-General under section 10A(3) causes a valuation to be made of land and the land is land to which section 10 applies that section shall be deemed on and from the date of the valuation no longer to apply to or in relation to the land and all valuations of the land on and from that date shall be made in accordance with section 10A.

10C Heritage land

(1) The owner of land that is or contains a heritage place is entitled to the benefit of this section in respect of the valuation of that land.

(2) Where the Valuer-General is satisfied that a person is entitled to the benefit of this section, he may, and shall at the request of that person, value the land:

(a) taking into account the fact that the land is or contains a heritage place; and

(b) disregarding any potential use of the land that is inconsistent with the preservation of the value of the land or the relevant part of the land as a heritage place,

and any such valuation shall operate for the purposes of any rating or taxing Act on the basis of the valuation of the Valuer-General.

(3) Where, after the Valuer-General has caused a valuation of land to be made under section 10 or 10A, he causes a valuation of the land to be made under subsection (2), the valuation shall:

(a) be made of the improved capital value, the annual value or the unimproved capital value whichever was determined in the previous valuation of the land; and

(b) be the valuation as at the date on which the previous valuation was made.

(3A) Where the Valuer-General causes a valuation to be made of land under section 10 or 10A and the Valuer-General is satisfied that the owner of the land is entitled to the benefit of this section, the valuation of the land shall be made:

(a) taking into account the fact that the land is or contains a heritage place; and

(b) disregarding any potential use of the land that is inconsistent with the preservation of the value of the land or the relevant part of the land as a heritage place,

and any such valuation shall operate for the purposes of any rating or taxing Act on the basis of the valuation of the Valuer-General.

(4) Where the Valuer-General makes a valuation under subsection (2), he shall inform the owner of the land, in writing, of the valuation and of the owner's obligations under subsection (6).

(5) If at the time a liability to pay a rate, tax or impost on land arises the land is owned by a person who subsequently establishes an entitlement to the benefit of this section, neither the validity nor the extent of the liability is affected by this section.

(6) Where land has been valued under this section and the land ceases to be a heritage place, the owner shall within 28 days inform the Valuer-General accordingly and shall furnish such further information, if any, as the Valuer-General requires.

Maximum penalty: 15 penalty units.

(7) In this section:

heritage place, see section 4 of the *Heritage Act 2011.*

rating or taxing Act means an Act under which a rate, tax or impost is levied or imposed on land.

11 Other valuations

(1) Subject to this Act, the Valuer-General shall cause such valuations of or in relation to land in the Territory to be made:

(a) as are required by the Territory, an authority of the Territory, the Minister, a rating authority or any other public authority or local government council; or

(b) as are required by or under any law (other than this Act) in force in the Territory,

and may make such other valuations of or in relation to land in the Territory as he thinks fit.

(2) A valuation made in pursuance of this section may determine a value as at a date earlier than the date on which the valuation was made.

12 Value of certain improvements

(1) Where the Valuer-General makes a valuation of the unimproved capital value of any land, he shall also make a valuation of:

(a) any site improvements on the land; and

(b) any improvements that, although not made on the land, have been made for the purpose of draining the land or protecting the land from inundation,

being improvements made within the immediately preceding period of 15 years by the person who is the owner of the land at the date on which the valuation was made.

(2) The Valuer-General shall not value any improvements under subsection (1) at an amount exceeding the cost of making those improvements at the date on which the valuation was made.

13 Effect of valuation

(1) Where, for the purpose of any law in force in the Territory, it is necessary to ascertain the unimproved capital value, the improved capital value or the annual value as at a specified time of any land:

(a) if the Valuer-General has made a valuation of the unimproved capital value, the improved capital value or the annual value of that land as at that time – the value determined by that valuation; or

(b) if the Valuer-General has not made such a valuation as at that time but has made a valuation of the unimproved capital value, the improved capital value or the annual value of that land as at an earlier time – the value determined by the last such valuation,

shall, subject to subsection (2), be deemed for the purpose of that law, unless the contrary intention appears in that law, to have been the unimproved capital value, the improved capital value or the annual value of that land at that first-mentioned time.

(2) An amount that is deemed by subsection (1) to be the unimproved capital value of any land at any time shall be deemed to be reduced by the value of the prescribed improvements on or appertaining to that land, as determined by the Valuer-General in the valuation made by him at the same time as he made the valuation of the unimproved capital value of that land.

14 Land to be included in the one valuation

(1) Subject to this section, the Valuer-General shall make a separate valuation of every parcel of ratable land.

(2) Where several parcels of adjoining land of the same tenure are owned by the same person and:

(a) no part of those parcels of land is leased by the owner to any person; or

(b) all the parcels of land are leased by the owner to the same person,

the Valuer-General may include all the parcels of land in the one valuation.

(3) Subsection (2) does not apply to or in relation to a parcel of land that is capable of separate ownership and on which there is erected a building that is adapted to separate occupation.

(4) For the purposes of this section, parcels of land that are separated by a public road shall not be deemed to adjoin one another.

14A Determination of limits of land

If any doubt arises as to the limits, for the purpose of making a valuation, of a parcel of land, the limits shall be determined for that purpose by the Valuer-General after considering all matters which in his opinion are relevant.

15 Valuation rolls

(1) For the purposes of this Act, the Valuer-General must cause a valuation roll to be prepared and maintained for all ratable land.

(2) A valuation roll may be in such form as the Valuer-General determines.

(3) With respect to each parcel of ratable land, the Valuer-General must cause to be recorded on the valuation roll for the rating authority in respect of that land correct particulars of:

(a) the name of the owner of the land and the owner's last postal address of which the Valuer-General has knowledge;

(b) the nature of the title to, and a description of, the land;

(c) the unimproved capital value, the improved capital value or the annual value determined by, and as at the date of, the last valuation made under section 10 or 10A; and

(d) the value of prescribed improvements on or appertaining to land as determined by, and as at the date of, the last valuation made under this Act,

and such other particulars, if any, as the Valuer-General determines.

(4) The Valuer-General must, as soon as practicable after the making of valuations in relation to ratable land under this Act, cause a copy of the valuation roll containing those valuations to be furnished to the rating authority in respect of that land.

(5) The Valuer-General must, as soon as practicable after the making of each valuation of ratable land under section 10(2) or 10A(4), provide a copy of the valuation to the rating authority in respect of that land.

(6) The Valuer-General must, as soon as practicable after a variation of a valuation of ratable land under Part 5 or 6, provide a copy of the variation to the rating authority in respect of that land.

15A Error in valuation roll

Where there is found to be an error or omission in a valuation roll, the Valuer-General shall:

(a) give notice in writing to the owner of the land of the error or omission; and

(b) correct the error or omission.

16 Notice of valuations

(1) The Valuer-General must, as soon as practicable after making any of the following valuations in relation to land, give notice of the valuation to the owner of the land:

(a) the improved capital value;

(b) the annual value;

(c) the unimproved capital value;

(d) the value of prescribed improvements on or appertaining to the land.

(2) If any of the valuations mentioned in subsection (1) are varied under Part 5 or 6, the Valuer-General must, as soon as practicable, give notice of the variation of the valuation to the owner of the land.

(3) A notice under this section must be in writing in accordance with the approved form.

17 Validity of valuation not affected by failure to give notice

The validity of a valuation is not affected by reason of a failure to give a notice of valuation in accordance with section 16.

17A Cost of valuations

(1) Where the Valuer-General causes a valuation to be made of land, the cost of making the valuation is a debt due and payable to the Territory by, where made under:

(a) section 11(1), the person, rating authority, public authority or local government council requiring the valuation; or

(b) sections 10 or 10A, the rating authority in respect of the land.

(2) The Minister may, in respect of a valuation carried out under this Act, exempt a person, authority or body from the application of subsection (1) in respect of all or a part of the cost of the valuation.

Part 5 Objections to valuations

18 Objection to valuations

(1) An owner of land who is given a notice of valuation under section 16 may object to the valuation made by the Valuer-General in relation to the land.

(2) An objection mentioned in subsection (1) must:

(a) be in writing in accordance with the approved form; and

(b) specify one or more of the prescribed grounds of objection under section 19; and

(c) be lodged with the Valuer-General's office within 30 days after notice of the valuation is given under section 16.

19 Prescribed grounds of objection

The prescribed grounds of objection to a valuation of the unimproved capital value, the improved capital value or the annual value of any land, or of the prescribed improvements on or appertaining to any land are:

(a) that the values determined are too high or too low;

(b) that the description of the land is not correctly stated;

(c) that parcels of land that should be included in one valuation have been separately valued; or

(d) that parcels of land that should be separately valued have been included in the one valuation.

20 Decision of Valuer-General on objection

(1) If an objection is lodged with the Valuer-General under section 18, the Valuer-General must consider the objection and may:

(a) allow it in whole or in part; or

(b) disallow it.

(2) The Valuer-General must give written notice to the objector, in accordance with the approved form, of the decision on the objection under subsection (1).

(3) A valuation is not affected by the lodging of an objection to the valuation.

Part 6 Review of valuations

20A Review by NTCAT

(1) NTCAT has jurisdiction to review a decision of the Valuer-General under section 20 to disallow an objection or allow it in part only.

(2) The objector may apply to NTCAT for review of the Valuer-General's decision.

(3) On an application under subsection (2) for review of a decision of the Valuer-General on an objection under section 20, the applicant's case is limited to the grounds that were specified in the applicant's objection.

Note for section 20A

The Northern Territory Civil and Administrative Tribunal Act 2014 sets out the procedure for applying to the Tribunal for review and other relevant matters in relation to reviews.

Part 7 Land and Valuation Review Tribunal

21 Establishment of Land and Valuation Review Tribunal

(1) There shall be a Tribunal, to be known as the Land and Valuation Review Tribunal.

(2) Subject to subsection (3), the Tribunal shall consist of:

(a) a President, who shall be appointed by the Minister; and

(b) such other person or persons as the Minister appoints.

(3) A person is not eligible for appointment as a member of the Tribunal unless he is a Judge of the Supreme Court.

(4) The members of the Tribunal, other than the President, have seniority according to the dates of their appointments.

22 Registries of Tribunal

(1) There shall be a Registry of the Tribunal at Darwin in the Territory.

(2) The Minister may authorize the establishment of additional Registries of the Tribunal at such places in the Territory as he determines.

23 Officers of Tribunal

(1) The Minister shall appoint a Registrar of the Tribunal and may appoint such other officers of the Tribunal as are necessary.

(2) An officer of the Tribunal shall perform such functions and exercise such powers as are prescribed.

24 Sittings of the Tribunal

(1) Sittings of the Tribunal shall be held at such times and places in the Territory as the President of the Tribunal, being present in the Territory, determines.

(2) The powers and functions of the Tribunal shall be exercised and performed by one member of the Tribunal.

(3) The President of the Tribunal may, from time to time, make arrangements as to which member of the Tribunal is to exercise and perform the powers and functions of the Tribunal.

(4) A member of the Tribunal may sit and exercise and perform the powers and functions of the Tribunal notwithstanding that another member of the Tribunal is at the same time sitting and exercising and performing those powers and functions.

(5) A power conferred on the President of the Tribunal by subsection (1) or (3) may be exercised by the senior member of the Tribunal present in the Territory and able to exercise the power if there is a vacancy in the office of President of the Tribunal or if the President of the Tribunal is not present in the Territory or is unable to exercise the power.

27 Procedure before Tribunal

At the hearing of a reference to the Tribunal:

(a) the procedure of the Tribunal is, subject to this Act, within the discretion of the Tribunal;

(b) the Tribunal is not bound to act in a formal manner and is not bound by any rules of evidence but may inform itself on any matter in such manner as it thinks fit; and

(c) the Tribunal shall act without regard to technicalities and legal forms.

28 Representation before Tribunal

At the hearing of a reference to the Tribunal, a party may be represented by a legal practitioner having the right to practise in the Supreme Court or by any other person authorized by the party in writing.

29 Decisions of Tribunal

(1) Upon a reference to the Tribunal, the Tribunal shall give a decision in writing.

(2) Upon the request, made at the hearing by the Valuer-General or by the person at whose request the reference was made, the Tribunal shall, when giving its decision, state in writing its findings of fact and its reasons in law for the decision.

30 Certificate as to costs

(1) When the Tribunal gives its decision it shall, at the same time, certify the amount which, in its opinion, would be a reasonable amount to be paid by the Valuer-General or the objector, as the case may be, in respect of costs incurred by the reference to the Tribunal.

(2) An amount so certified is recoverable as a debt, payable by the Territory or the objector, as the case may be, in any court of competent jurisdiction.

31 Decision of Tribunal not to be challenged

A decision of the Tribunal shall not be challenged, appealed against, reviewed, quashed or called in question, or be subject to prohibition, mandamus, certiorari or injunction, in the Supreme Court on any account whatever.

Part 8 Miscellaneous matters

40 Certified copies of entries in valuation roll

(1) The Valuer-General must, on written application by a member of the public and payment of the prescribed fee, give the member of the public a copy of an entry in a valuation roll certified by the Valuer-General to be a true copy of that entry.

(2) In any proceedings, a document purporting to be such a certified copy of an entry in a valuation roll shall be received in evidence and, unless the contrary is shown, be deemed without further proof to be a true record of that entry.

(3) In subsection (1):

prescribed fee means:

(a) the fee prescribed by regulation; or

(b) if no fee is prescribed by regulation:

(i) 20 revenue units; and

(ii) 2 revenue units per sheet for a printed copy.

40A Keeping and public inspection of valuation rolls

A rating authority shall keep a copy of the latest valuation roll furnished to it under this Act at its offices, and the Valuer-General shall keep a copy of the latest valuation roll at his office, available for inspection by the public without charge during the hours during which those offices are, or his office is, as the case requires, open for business.

41 Valuer-General to have access to buildings, documents, &c.

(1) The Valuer-General, or any person authorized in writing by him, is entitled, either alone or with such other persons to assist him as he considers necessary, at all reasonable times during the day, to full and free access to all lands, buildings, places, books and papers for the purposes of this Act and, for those purposes, may make copies of, or take extracts from, any such books or papers.

(2) A person shall not hinder or obstruct the Valuer-General or any other person in the exercise of his powers under subsection (1).

Maximum penalty: 1.5 penalty units.

42 Powers of Valuer-General

(1) The Valuer-General, or a person authorized in writing by him, may, by notice in writing, require any person in the Territory to answer any question put to him by the Valuer-General or authorized person or to furnish to the Valuer-General or authorized person such information in the possession or under the control of the person, or to which the person has access, as the Valuer-General or authorized person requires for the purposes of this Act.

(2) A person shall not, without lawful excuse (proof of which lies upon him), fail to answer a question put to him by the Valuer-General or an authorized person, or to furnish any information required by the Valuer-General or an authorized person, in pursuance of subsection (1).

Maximum penalty: 1.5 penalty units.

(3) The Valuer-General may, for the purposes of this section, serve on the owner of any land such forms as may be prescribed to be completed and returned to the Valuer-General within such time as the Valuer-General determines and specifies on the forms.

(4) The Valuer-General may, if he thinks fit, require a person by whom a form is completed and returned under subsection (3) to verify the contents by statutory declaration.

(5) A person shall not fail to complete and return a form served on him under subsection (3) or return a form containing information that is false or misleading in a material particular or fail to comply with a requirement made under subsection (4).

Maximum penalty: 1.5 penalty units.

43 Notice of change of ownership

(1) Subject to subsection (4), where a person becomes, or ceases to be, the owner of any land, he shall, within 30 days, cause notice of that fact, in accordance with the approved form, to be given to the Valuer-General.

Maximum penalty: 1 penalty unit.

(2) Subject to subsection (4), where a person subdivides any land, he shall forthwith cause notice of the subdivision to be given to the Valuer-General, in accordance with the approved form, together with a plan of the subdivision.

Maximum penalty: 1 penalty unit.

(3) An offence of contravening or failing to comply with this section is a regulatory offence.

(4) Subsections (1) and (2) do not apply where the Registrar-General has entered into an agreement under section 205 of the *Land Title Act 2000* to provide the information required by or under those subsections to be given.

44 Service of notices

(1) A notice or requirement to be given or made under this Act by the Valuer-General may be given to a person:

(a) by sending it by post addressed to the person at the place of residence or business of the person last known to the Valuer-General; or

(ab) by sending it to the email address provided by the person as an attachment to an email; or

(b) if the Valuer-General does not know a place of residence or business to which a notice or requirement may be so sent – by publishing it in the *Gazette.*

(2) A document sent to a person as mentioned in subsection (1)(ab) is taken to be given to the person when it is sent to the person's email address.

45 Change of ownership of land

(1) A change in the ownership of land to which a valuation by the Valuer-General has been made, does not affect any of the following:

(a) the validity of any notice of the valuation given before the change to the former owner;

(b) any objection to the valuation or application for review made before the change by the former owner;

(c) the duty of the Valuer-General to consider an objection to the valuation;

(d) the power of NTCAT to review the valuation.

(2) The new owner of land is, for this Act, taken to have been, at all times, the owner of the land and any act or thing done by the former owner or any notice given to the former owner is, taken to have been done by, or given to, the new owner.

47 Regulations

The Administrator may make regulations, not inconsistent with this Act, prescribing all matters required or permitted by this Act to be prescribed, or necessary or convenient to be prescribed for carrying out or giving effect to this Act.

Part 9 Transitional matters for Lands, Planning and Environment Legislation Amendment Act 2025

48 Decisions reviewable under Part VA or VI

(1) For section 20A, as inserted by section 68 of the amending Act, a decision of the Valuer-General includes a decision that, immediately before the commencement, was subject to review under Part VA or VI as in force before the commencement, but for which a review had not been lodged or considered before the commencement.

(2) In this section:

amending Act means the *Lands, Planning and Environment Legislation Amendment Act 2025*.

commencement means the commencement of section 68 of the amending Act.

ENDNOTES

1 KEY

Key to abbreviations

amd = amended
app = appendix
bl = by-law
ch = Chapter
cl = clause
div = Division
exp = expires/expired
f = forms
Gaz* = *Gazette
hdg = heading
ins = inserted
lt = long title
nc = not commenced
od = order
om = omitted
pt = Part
r = regulation/rule
rem = remainder
renum = renumbered
rep = repealed
s = section
sch = Schedule
sdiv = Subdivision
SL = Subordinate Legislation
sub = substituted

2 LIST OF LEGISLATION

***Valuation of Land Ordinance 1963* (Act No. 69, 1963)**
Assent date 16 September 1963
Commenced 10 February 1964 (*Gaz* No. 7A, 6 February 1964, p 31A)

***Valuation of Land Ordinance 1965* (Act No. 22, 1965)**
Assent date 16 August 1965
Commenced 10 February 1964 (s 2, s 2 *Valuation of Land Ordinance 1963* (Act No. 69, 1963) and *Gaz* No. 7A, 6 February 1964, p 31A)

***Valuation of Land Ordinance 1968* (Act No. 27, 1968)**
Assent date 18 June 1968
Commenced 18 June 1968

***Valuation of Land Ordinance (No. 2) 1968* (Act No. 70, 1968)**
Assent date 7 October 1968
Commenced 7 October 1968

***Valuation of Land Ordinance 1969* (Act No. 58, 1969)**
Assent date 10 December 1969
Commenced 10 December 1969

***Valuation of Land Ordinance 1973* (Act No. 55, 1973)**
Assent date 13 September 1973
Commenced 1 October 1973 (*Gaz* No. 39, 27 September 1973, p 330)

Ordinances Revision Ordinance 1973 **(Act No. 87, 1973)**

Assent date 11 December 1973
Commenced 11 December 1973 (s 12(2))

Amending Legislation

Ordinances Revision Ordinance 1974 **(Act No. 34, 1974)**

Assent date 26 August 1974
Commenced 11 December 1973 (s 3(2))

Ordinances Revision Ordinance (No. 2) 1974 **(Act No. 69, 1974)**

Assent date 24 October 1974
Commenced 11 December 1973 (s 3)

Ordinances Revision Ordinance 1976 **(Act No. 27, 1976)**

Assent date 28 June 1976
Commenced ss 1, 2 and 6: 28 June 1976 (s 6(2)); ss 3 and 4: 11 December 1973; s 5: 24 October 1974

Transfer of Powers (Self-Government) Ordinance 1978 **(Act No. 54, 1978)**

Assent date 1 July 1978
Commenced 1 July 1978 (s 8)

Statute Law Revision Act 1978 **(Act No. 95, 1978)**

Assent date 5 September 1978
Commenced 5 September 1978

Statute Law Revision Act 1983 **(Act No. 58, 1983)**

Assent date 28 November 1983
Commenced 28 November 1983

Criminal Law (Regulatory Offences) Act 1983 **(Act No. 68, 1983)**

Assent date 28 November 1983
Commenced 1 January 1984 (s 2, s 2 *Criminal Code Act 1983* (Act No. 47, 1983), *Gaz* G46, 18 November 1983, p 11 and *Gaz* G8, 26 February 1986, p 5)

Valuation of Land Amendment Act 1987 **(Act No. 15, 1987)**

Assent date 25 June 1987
Commenced 28 July 1987 (*Gaz* G30, 28 July 1987, p 5)

Valuation of Land Amendment Act 1991 **(Act No. 56, 1991)**

Assent date 26 September 1991
Commenced 1 November 1991 (s 2, s 2 *Heritage Conservation Act 1991* (Act No. 39, 1991) and *Gaz* S58, 1 November 1991)

Valuation of Land Amendment Act (No. 2) 1991 **(Act No. 57, 1991)**

Assent date 26 September 1991
Commenced 26 September 1991

Valuation of Land Amendment Act 1994 **(Act No. 82, 1994)**

Assent date 30 December 1994
Commenced 30 December 1994

***Sentencing (Consequential Amendments) Act 1996* (Act No. 17, 1996)**

Assent date	19 April 1996
Commenced	1 July 1996 (s 2, s 2 *Sentencing Act 1995* (Act No. 39, 1995) and *Gaz* S15, 13 June 1996)

***Residential Tenancies (Consequential Amendments) Act 1999* (Act No. 46, 1999)**

Assent date	10 November 1999
Commenced	1 March 2000 (s 2, s 2 *Residential Tenancies Act 1999* (Act No. 45, 1999) and *Gaz* G8, 1 March 2000, p 2)

***Land Title (Consequential Amendments) Act 2000* (Act No. 45, 2000)**

Assent date	12 September 2000
Commenced	1 December 2000 (s 2, s 2 *Land Title Act 2000* (Act No. 2, 2000) and *Gaz* G38, 27 September 2000, p 2)

***Legal Profession (Consequential Amendments) Act 2007* (Act No. 7, 2007)**

Assent date	17 May 2007
Commenced	s 10: 1 July 2007 (*Gaz* G26, 27 June 2007, p 3); rem: 17 May 2007

***Heritage Act 2011* (Act No. 34, 2011)**

Assent date	15 November 2011
Commenced	1 October 2012 (*Gaz* S43, 31 July 2012)

***Penalties Amendment (Miscellaneous) Act 2013* (Act No. 23, 2013)**

Assent date	12 July 2013
Commenced	28 August 2013 (*Gaz* G35, 28 August 2013, p 2)

***Local Government Amendment Act 2014* (Act No. 19, 2014)**

Assent date	2 June 2014
Commenced	s 16: 1 July 2014; s 18: 1 December 2014; rem: 2 June 2014 (s 2)

***Liquor Act 2019* (Act No. 29, 2019)**

Assent date	3 September 2019
Commenced	1 October 2019 (*Gaz* G39, 25 September 2019, p 2)

***Statute Law Revision Act 2023* (Act No. 4, 2023)**

Assent date	2 March 2023
Commenced	3 March 2023 (s 2)

***Lands, Planning and Environment Legislation Amendment Act 2025* (Act No. 25, 2025)**

Assent date	12 September 2025
Commenced	pt 6: 6 October 2025 (s 2(2) and *Gaz* G20, 02/10/2025, p 1); rem: 13 September 2025 (s 2(1))

***Lands and Planning Legislation Amendment (Red Tape Reduction) Act 2026* (Act No. 28, 2026)**

Assent date	6 November 2026
Commenced	pts 2, 3 and 4: nc; rem: 13 November 2026 (s 2(2) and *Gaz* S92, 11 November 2026)

3 SAVINGS AND TRANSITIONAL PROVISIONS

s 10(5) *Valuation of Land Ordinance 1973* (Act No. 55, 1973)

4 GENERAL AMENDMENTS

General amendments of a formal nature (which are not referred to in the table of amendments to this reprint) are made by the *Ordinances Revision Ordinance 1973* (Act No. 87, 1973) (as amended) to the following provisions: ss 4, 9, 10, 12 – 14, 17, 18, 21, 24 – 26, 41 – 43.

5 GENERAL AMENDMENTS

General amendments of a formal nature (which are not referred to in the table of amendments to this reprint) are made by the *Interpretation Legislation Amendment Act 2018* (Act No. 22, 2018) to: ss 1, 8A, 8D, 9, 10C and 43.

6 LIST OF AMENDMENTS

lt	amd No. 58, 1983, s 4
pt I hdg	amd No. 25, 2025, s 76
ss 1 – 2	amd No. 58, 1983, s 4
s 3	amd No. 22, 1965, s 3; No. 55, 1973, s 4 rep No. 58, 1983, s 4
s 4	amd No. 27, 1968, s 2; No. 70, 1968, s 2; No. 55, 1973, s 5; No. 54, 1978, s 4; No. 58, 1983, s 4; No. 15, 1987, s 4; No. 19, 2014, s 26; No. 4, 2023, s 15; No. 25, 2025, s 63
pt II hdg	amd No. 25, 2025, s 76
s 5	amd No. 58, 1969, s 2; No. 55, 1973, s 6; No. 54, 1978, s 4; No. 58, 1983, s 4
s 6	rep No. 58, 1969, s 3 ins No. 55, 1973, s 7
s 7	rep No. 58, 1969, s 3 ins No. 55, 1973, s 7 amd No. 58, 1983, s 4
s 7A	ins No. 4, 2023, s 16
s 7B	ins No. 25, 2025, s 64
pt III hdg	rep No. 55, 1973, s 8
pt IV hdg	amd No. 25, 2025, s 76
s 8	rep No. 55, 1973, s 8 ins No. 15, 1987, s 5 amd No. 25, 2025, s 76
s 8A	ins No. 15, 1987, s 5 amd No. 46, 1999, s 9; No. 25, 2025, s 76
ss 8B – 8C	ins No. 15, 1987, s 5 amd No. 25, 2025, s 76
s 8D	ins No. 15, 1987, s 5 amd No. 46, 1999, s 9; No. 25, 2025, s 76
s 9	amd No. 55, 1973, s 9; No. 58, 1983, s 4; No. 15, 1987, s 6; No. 29, 2019, s 427; No. 25, 2025, s 76
s 10	amd No. 55, 1973, s 10; No. 87, 1973, s 12
s 10A	ins No. 15, 1987, s 7 amd No. 82, 1994, s 3; No. 25, 2025, s 65
s 10B	ins No. 15, 1987, s 7
s 10C	ins No. 56, 1991, s 3 amd No. 82, 1994, s 4; No. 34, 2011, s 170; No. 23, 2013, s 12
s 11	amd No. 54, 1978, s 4; No. 58, 1983, s 4; No. 15, 1987, s 8; No. 19, 2014, s 26
s 12	amd No. 55, 1973, s 11
s 13	amd No. 22, 1965, s 4; No. 55, 1973, s 12; No. 15, 1987, s 9

s 14	amd No. 55, 1973, s 13
s 14A	ins No. 70, 1968, s 3
	amd No. 55, 1973, s 14
s 15	amd No. 55, 1973, s 15; No. 87, 1973, s 12; No. 58, 1983, s 4; No. 15, 1987, s 10; No. 25, 2025, s 76
s 15A	ins No. 15, 1987, s 11
s 16	amd No. 55, 1973, s 16; No. 15, 1987, s 12
	sub No. 25, 2025, s 66
s 17A	ins No. 15, 1987, s 13
	amd No. 19, 2014, s 26
pt V hdg	amd No. 2025, s 76
s 18	amd No. 55, 1973, s 17; No. 15, 1987, s 14
	sub No. 25, 2025, s 67
	amd No. 28, 2026, s 82
s 19	amd No. 55, 1973, s 18; No. 15, 1987, s 15
s 20	amd No. 55, 1973, s 19
	sub No. 25, 2025, s 68
pt 6 hdg	ins No. 25, 2025, s 68
s 20A	ins No. 15, 1987, s 16
	amd No. 4, 2023, s 17
	sub No. 25, 2025, s 68
pt VA hdg	ins No. 15, 1987, s 16
	rep No. 25, 2025, s 69
pt VA	
div 1 hdg	ins No. 15, 1987, s 16
	rep No. 25, 2025, s 69
s 20B	ins No. 15, 1987, s 16; No. 7, 2007, s 16
	rep No. 25, 2025, s 69
s 20C	ins No. 15, 1987, s 16
	amd No. 4, 2023, s 18
	rep No. 25, 2025, s 69
ss 20D – 20E	ins No. 15, 1987, s 16
	rep No. 25, 2025, s 69
s 20F	ins No. 15, 1987, s 16
	amd No. 17, 1996, s 6
	rep No. 25, 2025, s 69
pt VA	
div 2 hdg	ins No. 15, 1987, s 16
	rep No. 25, 2025, s 69
s 20G	ins No. 15, 1987, s 16
	amd No. 4, 2023, s 19
	rep No. 25, 2025, s 69
s 20H	ins No. 15, 1987, s 16
	amd No. 4, 2023, s 20
	rep No. 25, 2025, s 69
s 20J	ins No. 15, 1987, s 16
	rep No. 25, 2025, s 69
s 20K	ins No. 15, 1987, s 16
	amd No. 23, 2013, s 12
	rep No. 25, 2025, s 69
ss 20L – 20M	ins No. 15, 1987, s 16
	rep No. 25, 2025, s 69
pt VI hdg	sub No. 25, 2025, s 70
s 21	amd No. 70, 1968, s 4; No. 25, 2025, s 71
ss 22 – 23	amd No. 54, 1978, s 4
s 24	amd No. 70, 1968, s 5
s 25	amd No. 55, 1973, s 20; No. 15, 1987, s 17
	rep No. 25, 2025, s 72

s 26	amd No. 58, 1983, s 4; No. 15, 1987, s 18 rep No. 25, 2025, s 72
s 27	amd No. 58, 1983, s 4
s 28	amd No. 7, 2007, s 16
s 30	amd No. 15, 1987, s 19
s 31	amd No. 22, 1965, s 5
pt VII hdg	rep No. 55, 1973, s 21
pt VIII hdg	amd No. 2025, s 76
ss 32 – 39	rep No. 55, 1973, s 21
s 40	amd No. 25, 2025, s 73; No. 28, 2026, s 83
s 40A	ins No. 55, 1973, s 22 amd No. 58, 1983, s 4; No. 15, 1987, s 20
s 41	amd No. 27, 1968, s 3; No. 58, 1983, s 4; No. 23, 2013, s 12
s 42	amd No. 27, 1968, s 3; No. 58, 1983, s 4; No. 15, 1987, s 21; No. 23, 2013, s 12
s 43	amd No. 27, 1968, s 3; No. 55, 1973, s 23; No. 87, 1973, s 12; No. 58, 1983, s 4; No. 68, 1983, s 124; No. 57, 1991, s 2; No. 45, 2000, s 11; No. 23, 2013, s 12; No. 2025, s 76; No. 28, 2026, s 84
s 44	amd No. 58, 1983, s 4; No. 28, 2026, s 85
s 45	amd No. 58, 1983, s 4; No. 15, 1987, s 22 sub No. 25, 2025, s 74
s 46	rep No. 58, 1983, s 4
s 47	amd No. 95, 1978, s 14; No. 58, 1983, s 4
pt 9 hdg	ins No. 25, 2025, s 75
s 48	ins No. 25, 2025, s 75