

LEGAL NOTICE NO. 212

REPUBLIC OF TRINIDAD AND TOBAGO

THE VALUATION OF LAND ACT, CHAP. 58:03

REGULATIONS

MADE BY THE PRESIDENT UNDER SECTION 34 OF THE
VALUATION OF LAND ACT

THE VALUATION OF LAND (FORMS) REGULATIONS, 2023

1. These Regulations may be cited as the Valuation of Land (Forms) Citation
Regulations, 2023.
2. The Valuation Roll under section 16 shall be in the form set out Valuation Roll
as Form 1 in the Schedule. Form
3. A Notice of Valuation to be given to a person in possession of land Notice of
under section 17 shall be in the form set out as Form 2 in the Schedule. Valuation
4. The Standard Form of Objection under section 19 shall be in the Form of
form set out as Form 3 in the Schedule. Objection

SCHEDULE

FORM 1

PARTICULARS SET FORTH IN THE VALUATION ROLL

Pursuant to section 16(1) the Valuation Roll shall comprise the following fields:

1. Property Identification Number (PIN);
2. Deed Type;
3. Deed Number;
4. Land Area;
5. Unit of Measurement;
6. Address of Land;
7. Land Type;
8. Unit Identification Number;
9. Owner Type and Name;
10. Primary Holder;
11. Primary Holder's Mailing Address;
12. Rent Paid;
13. Number of Tenants;
14. Appraisable Building Area;
15. Annual Rental Value;
16. Improved Value;
17. Capital Value;
18. Corporation;
19. Description of Plant and/or Machinery;
20. Capital Value of Plant or Machinery

SCHEDULE

FORM 2

PROPERTY OWNERMailing Address

Dear Property Owner/Occupier/Receiver/Agent/Manager/Guardian/Committee

NOTICE OF VALUATION

This notice provides your Property Valuation in the form of an Annual Rental Value. This value reflects the estimated market value of your property as at *[Effective date of Valuation]*.

The Annual Rental Value of the property located at *[Property Address]* identified by PIN *[PIN Number]* is:

Unit No.	Owner/Occupier/ Agent/Manager/ Guardian/Committee Name	Property Type	Property Address	Annual Rental Value (ARV) TT\$

In accordance with the **Valuation of Land Act, Chapter 58:03**, if you are dissatisfied with this valuation you may, within 30 days of receipt of this notice, file an objection in writing to the Commissioner of Valuations at any of the Valuation Division offices (*see overleaf for the grounds for objection*).

Please see the back of this page for more information.

Dated this day of ,

Signed

Commissioner of Valuations

[TURN OVER]

SCHEDULE

FORM 2—Continued

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Property Identification Number

The number provided on the top left hand corner of this notice, identifies your property by a Property Identification Number (PIN). The PIN is a unique number used by the Valuation Division to identify a specific property for valuation/assessment purposes and replaces the previous Land & Building Number (L&B Assessment No.).

Unit Number – The unique number assigned to every Self-contained unit capable of being occupied by an individual or a family.

Mailing Address and Property Address

The address on the top left hand corner of this notice is the mailing address of the property described below. If you need to change this address, please visit any of our offices to process a Change of Mailing Address. If the property address quoted in this notice is incomplete, please visit any of our offices to process a Change in Property Address with documentary evidence.

Property Owner

Pursuant to Section 2 of the Valuation of Land Act, Chap. 58:03, Property Owner includes the owner or occupier of any land, or the receiver, attorney, agent, manager, guardian or committee of any such owner or occupier and any other person in charge or having the control or possession of any land in the right of the owner, or having the possession in his or her own right or as guardian of any person of any such land.

Notice of Valuation

The Valuation Division issues a “Notification of Valuation” to property owners/occupiers in Trinidad and Tobago. This provides the property owner with an opportunity to review the value and notify the Commissioner of Valuations if they have any objections.

Annual Rental Value (ARV)

Your Annual Rental Value is the assessed value of your property based on an estimate of the Annual Rent which your property is likely to attract having regard to the purpose for which the land is actually used, occupied or tenanted, or where it is not actually used, occupied or tenanted, having regard to the purpose for which it is reasonably suitable based on the Rental Value.

Grounds for Objections

Pursuant to the Valuation of Land Act, any objections shall be limited to one or more of the following grounds:

- (a) that the values assessed are too high or too low;
- (b) that lands which should be included in one valuation have been valued separately;
- (c) that lands which should be valued separately have been included in one valuation;
- (d) that the person named in the notice is not the owner of the land;
- (e) that the Annual Rental Value of any land appearing on the Valuation Roll is incorrect or unfair having regard to other Annual Rental Values therein;
- (f) that land should not have been included in the Valuation Roll;
- (g) that land omitted from the Valuation Roll should be included therein;
- (h) that land included in a series or complex of land units as a single land on the Valuation Roll should be listed separately on the Valuation Roll or omitted therefrom;
- (i) that land listed separately in, or omitted from the Valuation Roll should be combined with one or more of a series or complex of land units and listed as one single unit of land; or
- (j) that the Valuation Roll is incorrect in some other material particular.

SCHEDULE

FORM 3

Valuation Objection Form

This form MUST be completed in BLOCK LETTERS in black or blue ink.

In accordance with the **Valuation of Land Act, Chapter 58:03**, Property Owners may, within 30 days of receiving a Notice of Valuation, file an objection in writing to the Commissioner of Valuations at any of the Valuation Division offices (*see overleaf for the grounds for objections*).

Owner's Name:

Notice of Valuation

Date Received (Registered Mail):

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Contact Details:

Telephone:

E-Mail:

Property Identification Number (PIN)

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Property Address

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Mailing Address

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Title Document reference number (Copy to be submitted with Objection form)

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SCHEDULE

FORM 3—Continued

Please select one or more of the grounds

- (a) that the values assessed are too high or too low;
- (b) that lands which should be included in one valuation have been valued separately;
- (c) that lands which should be valued separately have been included in one valuation;
- (d) that the person named in the notice is not the owner of the land;
- (e) that the annual rental value of any land appearing in the Valuation Roll is incorrect or unfair having regard to other annual rental values therein;
- (f) that land should not have been included in the Valuation Roll;
- (g) that land omitted from the Valuation Roll should be included therein;
- (h) that land included in a series or complex of land units as a single land on the Valuation Roll should be listed separately on the Valuation Roll or omitted therefrom;
- (i) that land listed separately in, or omitted from the Valuation Roll should be combined with one or more of a series or complex of land units and listed as one single unit of land; or
- (j) that the Valuation Roll is incorrect in some other material particular.

Here, state as clearly and concisely as possible the particular details of the selected grounds for Objection:

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Please attach any evidence to support your Claim e.g. Rent Receipts, Valuation Reports, etc.

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Owner/Occupier/Agent Signature Date

Dated this 14th day of July, 2023.

C. HEMLEE
Secretary to Cabinet