

**Government of Pakistan
Revenue Division
Federal Board of Revenue
Inland Revenue**

F.No. 2(26)Rev Bud/2020

Islamabad the 7th December, 2021

Office Memorandum

Subject: **Review of Valuation of Immovable Properties – Instructions**

Federal Board of Revenue (FBR) is empowered to determine fair market value of immovable properties in terms of section 68(4) of the Income Tax Ordinance, 2001. Accordingly, FBR vide SRO No.1534-1572(I)/2021, dated 01.12.2021 issued new valuation tables of properties across 40 major cities with a view to bringing them closer to the actual market prices. However, certain objections from various stakeholders including real estate agents and housing societies have been received highlighting anomalies and aberrations in the newly notified valuation tables. Although, the notified valuations have been arrived at by FBR Field Formations through a rigorous consultative process and wherefore have largely been well-received, yet the possibility of error cannot be ruled out, and the same cannot be taken as carved in stone.

2. Accordingly, it has been decided to review and revisit the notified valuation tables wherever overvaluation or undervaluation is pointed out by a stakeholder. The procedure to be adopted to review the anomalies in the tables is as under:-

- (i) All Chief Commissioners Inland Revenue (CCIRs) shall constitute Valuation Review Committees (VRCs), and notify them by December 10, 2021.
- (ii) Any stakeholder having any reservations about valuations may lodge a representation before VRC by December 15, 2021.
- (iii) Chief Commissioners will undertake meaningful consultative process with the stakeholders and engage SBP's approved valuers for determination of values, which could be either more or less than the lately notified valuations.
- (iv) The VRCs shall decide upon the representations by January 10, 2022, and forward the same to FBR for notification.

- (v) All recommendations made by VRCs vis-à-vis revaluations shall be re-notified on January 15, 2022, which shall come into force on **January 16, 2022**.

3. In the meantime, SRO No.1534-1572(I)/2021 dated 01.12.2021 are held in abeyance to allow registration of the in-process transactions.

(Asad Aziz)
Secretary
(Revenue Budget)

Circulation:

- (i) SA to Member (IR-Policy) FBR
- (ii) Chief Commissioner, RTOs

Cc:

- (i) SA to Adviser to Prime Minister on Finance & Revenue
- (ii) SA to Chairman FBR
- (iii) FBR's Spokesperson
- (iv) Webmaster FBR