

Objecting to a Property Valuation

The Valuer-General delivers property valuations for properties in South Australia in accordance with the *Valuation of Land Act 1971*. The role of the Valuer-General is to deliver accurate and consistent property values for both Site and Capital Values.

Property Valuation Objections

Before objecting, understand your valuation and local property market

To help you better understand your property valuation and local property market, investigate sales data and information relevant to your area as at 1 January. Providing comparable market evidence with your application will help support your objection when requesting a review for property value. If you are comparing differences in valuations between neighbouring properties, consider aspects such as physical attributes, land use and land use constraints when making a general assessment to include with your application.

If you require a valuation of your property by a Certified Practising Valuer, you can contact the Australian Property Institute, South Australian branch on (08) 8132 0092.

What if I do not agree with my new valuation?

Any property owner in South Australia who does not agree with their statutory valuation may lodge an objection.

Prior to lodging a formal objection, you can seek further information or clarification by phoning 1300 653 346. Many concerns can be resolved without the need to lodge a formal objection. If you do not agree with your valuation, you must lodge an objection **within 60 days of receiving the first rate notice from any rating authority for the financial year.**

An objection is a formal process and there are specific legislative requirements under the *Valuation of Land Act 1971* for both you and the Valuer-General.

What if I do not agree with the Land Use Code?

You must lodge your objection to the land use with either Revenue SA or your Council. Both the *Emergency Services Funding Act 1998* and the *Local Government Act 1999*, provide for objections to the attribution of land use codes. There are time limitations in place to object to the land use attribution and you should refer to your Notice of Assessment from the relevant statutory body for full details regarding the objection process. The Valuer-General assigns a land use code to each valuation record which she creates, the *Valuation of Land Act 1971*, within which she operates, does not provide for objections to land use and cannot be accepted by the Valuer-General.

Glossary of property terms

Capital Value – value of a parcel of land including improvements such as:

- Buildings & structures
- Wells, dams & reservoirs
- Planting of trees for commercial purposes.

Site Value – value of a parcel of land excluding structural improvements. It does however include improvements such as:

- Draining, filling, retaining walls, excavating, grading or levelling of land, removal of rocks, stone, sand or soil, and the clearing of timber, scrub or other vegetation.

Annual Value – based on the gross rental with an allowance for outgoings (applicable to City of Adelaide for council rate purposes)

Notional Value – value of the property based on its actual use rather than the highest and best potential use.

Contact Us

Office of the Valuer-General
Phone: 1300 653 346
Ground Floor, 101 Grenfell Street
Adelaide SA 5000
Lsgobjections@sa.gov.au

How long do I have to make an objection?

An objection to the valuation may only be made by the owner or occupier **within 60 days of receiving the first rate notice from any rating authority for the financial year.**

What are the grounds for an objection?

You can lodge an objection to have your property valuation reviewed. That is capital value and/or site value, or annual value (City of Adelaide only). The most common reason for an objection is:

- **The property value is too low or high.** Examples of comparable market sales/rental evidence of properties sold/leased close to the date of valuation and an explanation about how each sale/lease compares to your property will help support your objection.

You cannot object to the amount payable on local council rates or land tax. These are matters you need to take up with the relevant authority. However, all rates remain payable during the assessment of your objection.

Where can I obtain comparable market sales evidence?

You can obtain property sales information from various commercial organisations. Fees may apply. Properties 'for sale' are not valid sales evidence and should not be used.

CoreLogic RP Data - www.propertyvalue.com.au

Australian Property Monitors P/L www.apm.com.au

Hometrack Australia P/L - www.hometrack.com.au

How long does the objection process take?

The length of time depends on the complexity of the objection and the type of property involved. This normally takes about 12 weeks from when the objection is received by the Valuer-General, to a Notice of Decision being sent in return to the Objector.

Is there a fee to object to a valuation?

No, Valuer-General does not charge a fee for objection to valuation.

What happens when I make an objection?

The objection form must be completed in full. You are required to give a full and detailed statement of your grounds of objection. If the objection does not satisfy these requirements, it may be returned to you.

An objection is reviewed and assessed by a property valuer within the Valuer-General's office.

The property Valuer prepares a formal objection report and recommendation based on their investigations. The report is reviewed and a final decision made by the Valuer-General.

The Valuer-General will inform you of the decision in writing. Any changes will be backdated to 1 July (if required).

Any change in valuation is automatically sent to the relevant local council and statutory authorities.

Can I get an extension to the initial objection period?

The Valuer-General may, for reasonable cause, extend the 60-day objection period. A request for an extension is required in writing.

Can I withdraw my objection?

Yes, you can withdraw from the objection process by writing to the Valuer-General and requesting the matter to be withdrawn.

Where can I get an objection form?

Forms are available at:

www.dpti.sa.gov.au/land/ovg OR

www.sa.gov.au/propertyvaluations

'Objection to a Property Valuation Form', or contact the Office of the Valuer-General for an objection pack on

1300 653 346.

Appealing Objection Decision

You have two choices to appeal the Valuer-General's decision within a 21 day period (from receipt of receiving the Valuer-General's objection decision) either by:

- Review by Valuer (independent review); and/or
- South Australian Civil and Administrative Tribunal (SACAT).

Review by Valuer (Independent review)

If you are dissatisfied with the decision of the Valuer-General upon your objection, you can apply for a review of the valuation in accordance with the *Valuation of Land Act 1971*.

How to apply:

Lodge an application with the set fee at the Office of the Valuer-General or by post within 21 days of the day on which you receive notice of the Valuer-General's decision.

The independent review valuer (which you can select from a list of formally appointed review panel members) will confirm (maintain) or will increase or decrease the valuation.

If the Review by Valuer process determines the valuation should change by an amount greater than 10% of the Valuer-General's value, the Valuer-General must make an alteration to the valuation and valuation roll as necessary.

Where a valuation is reduced upon a review, the applicant's fee will be refunded.

Review by Valuer application forms are available at www.sa.gov.au or call 1300 653 346.

Review by South Australian Civil and Administrative Tribunal (SACAT)

If you are dissatisfied with the Valuer-General's objection decision, or decision made by Review by Valuer, you can seek an evaluation of the decision by SACAT.

You are required to lodge an application within 21 days of receipt of the objection decision, or within 21 days after the decision notice issued via Review by Valuer.

To apply online or for more information visit:

www.sacat.sa.gov.au

Important Note:

Both Review by Valuer and SACAT processes can result in a valuation being confirmed (maintained), reduced or increased, and the Valuer-General is bound by this decision.

In the case of Review by Valuer, the Valuer-General also has the right to seek a subsequent review of this decision through an application to SACAT.