



Statutory Property Valuations

Valuer-General South Australia

The Valuer-General determines statutory 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, as well as provide specialist valuation and property advice to government and statutory authorities.

Statutory Property Valuations

The Valuer-General South Australia is the state's independent authority on property valuations and oversees all significant government property and statutory valuations.

Property valuation is the analysis of property transactions to determine comparable value. Valuers research and evaluate a range of information to determine the statutory value of a property.

Why properties are valued

Each year, every property in South Australia has its comparable value reviewed by the Valuer-General to determine the site value, capital value and annual value. The reviewed valuations are provided to statutory authorities to determine the amount of rates and taxes to be charged.

Statutory authorities include:

- Local Government for council rates
- SA Water for water and sewerage rates
- RevenueSA for the Emergency Services Levy and land tax where applicable.

Valuations are used for many other purposes including setting rental levels for public and community housing, determining compensation following the compulsory acquisition of property, lending and associated financial dealings, property settlements, and a guide for property sales and purchases.

How often are properties valued

State legislation requires all properties within South Australia to be valued every five years, but in practice is undertaken annually. Up to date valuations ensure equity and fairness in property-based rates and taxes.

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 – value of the property based on gross annual rental valuation (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

State Valuation Office
Phone: 1300 653 346
Ground Floor, 101 Grenfell Street
Adelaide SA 5000
lsgobjections@sa.gov.au



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How properties are valued

Qualified valuers analyse property sales and market trends that occur between revaluations to determine levels of value. This is then applied to each individual property.

Valuers consider physical attributes such as:

- Location including views, aspect and elevation
- Site details, such as land classification, zoning and land area, and heritage restrictions
- Site influences such as the shape, topography, nearby uses, frontage, easements and encumbrances
- The building, its size, age, condition, style, improvements and construction type
- The highest and best use of the site.

Property values are calculated by comparing your property to that of similar properties recently sold, with appropriate adjustments made for any differences. Values are reviewed annually and your property value may change from year to year.

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.

Capital Value

Value of a parcel of land including improvements such as:

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

Annual Value

City of Adelaide is the only council in South Australia to use a gross annual rental valuation.

Notional values

The *Valuation of Land Act 1971* provides for notional values, which are concessional values based on the actual use of the land in certain circumstances and not the highest and best use of the land. It is a value less than the market worth of the property.

For example, if there is a single house on the land but zoning would allow the land to be divided for individual allotments, then consideration is given to the value the land would achieve if sold to be developed.

However, there are circumstances in which valuations made for rating and taxing purposes have regard to the 'actual use' of the property. This applies where the land is used solely as the owner's principal place of residence (home), or is genuinely used for the business of primary production.

If you believe your property falls into one of the above categories and its actual use would result in a lower value than the highest and best use, contact the State Valuation Office to discuss the matter.

If your property has been given a notional value due to actual use and your circumstances change, then you must notify the Valuer-General within 28 days.

Heritage considerations

Valuations established for properties that are registered on State or Local Heritage lists, requires the Valuer-General to disregard any potential use of the land that is inconsistent with its preservation as a place of State or Local Heritage significance or value. In some circumstances, notional valuations issued in accordance with the *Valuation of Land Act 1971* may be granted a reduction in the statutory value of the property.

About the new valuation

Property values are determined annually and reflect the level of the market at 1 January each year. The new valuations take effect from 1 July in the same year and may be used by state and local government for rating and taxing (where applicable).

Supplementary valuations

Where something (other than market fluctuations) has changed the property value, supplementary valuations may be performed between general valuations.

For example:

- Physically changed buildings that are altered, erected or demolished
- Amalgamated
- Subdivided
- Rezoned, or



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- Portions are sold off.

If a supplementary valuation is carried out on your property and the property value changes, you will be sent a letter informing you of the same.

How to find your property's valuation

Your property's value can be found via:

- Statutory Authority notice such as council rates, water and sewerage rates, or Emergency Services Levy and land tax where applicable
- South Australian Integrated Land Information System (SAILIS) – online land and property information.

Valuation Objections

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.

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 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 of your 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 is sent in return to the Objector.

Can someone lodge an objection for me?

Yes, you can use an agent. You will need to complete the 'Property Owner consent if using an agent' section on the objection form.

Is there a fee to object to a valuation?

No, not with the Valuer-General.

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



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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.

Can I appeal the Valuer-General's decision?

Yes. 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).

Where can I get an objection form?

Forms are available at www.sa.gov.au '**Objecting to a Property Valuation**', or contact the State Valuation Office for an objection pack on 1300 653 346.

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 the valuation is correct, or will increase or decrease.

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:

For each of the review options it is important to note Review by Valuer or SACAT can reduce, maintain or increase the value of the property in question 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.