

Objection Form – Horticultural

Completing this form and lodgement

Use this form to lodge an objection to a statutory property valuation under the *Valuation of Land Act 1971*.

For an objection to be considered, you are required to:

- Complete the form in full including reasons for objecting and attaching any evidence to support your claims
- Lodge the objection form within **60 days** of receiving the first rate notice from any rating authority for the financial year.

Lodge via:

Post: GPO Box 1354, Adelaide SA 5001

In person: Office of the Valuer-General, Ground floor, 101 Grenfell Street, Adelaide

Email: Lsgobjections@sa.gov.au - Scan and email the form and attachments.

Section 1 - Contact details

Provide your contact details for all future correspondence regarding this objection. This may be the owner of the property or someone acting on their behalf.

Name / Agent _____

Address _____

Preferred Phone _____

Email _____

Section 2 – Ownership and property details

Provide details of the property. Refer to your rate notice from any rating authority for this information.

Name of owner / Lessee name _____

Property address _____

Local Government _____

Land size (hectares) _____ and/or Land Dimensions _____ metres

Detriments to land (e.g. flooding, soil problems etc) _____

Climatic limitations (e.g. frost damage, disease etc) _____

Section 3 Objection details

Indicate which value you are objecting to. Include the rates notice value and your proposed value. You may object to more than one value.

I am objecting to the following property valuation:

- Capital Value** – *Value of a parcel of land including improvements such as buildings & structures; wells, dams & reservoirs; Planting of trees for commercial purposes.*

Rate notice value \$ _____ Issue date _____

Type of rate notice (council, SA Water or RevenueSA) _____ Valuation number _____

I think the capital value should be \$ _____

- 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.*

Rate notice value \$ _____ Issue date _____

Type of rate notice (council, SA Water or RevenueSA) _____ Valuation number _____

I think the site value should be \$ _____

Section 4 Description of property

This information is required to investigate the property valuation objection and support your proposed value.

The following schedule needs to be completed in order for the valuer to make a fair assessment on your objection. If multiple varieties are planted, provide details of each. If there is insufficient space attach a schedule of all existing plantings.

EXAMPLES

CROP (e.g. citrus, vines)	Vines, citrus					
VARIETY	Shiraz					
ROOTSTOCK	Phylloxera resistant					
YEAR PLANTED	1998					
PLANTED AREA (HA)	5.25					
NUMBER OF PLANTS PER HECTARE	2000 vines / hectare					
TRELLIS TYPE	Single Wire VSP					

AVERAGE YIELD	10 tonnes / hectare					
IRRIGATION TYPE	Drip					
WATER RESOURCE (e.g. mains, dam, River Murray)	Mains and Bore					
MECHANICAL HARVEST/PRUNE	Yes / No					
ONGOING FRUIT CONTRACT	Yes / No Provide details					
LAST PRICE ACHIEVED	\$1500 / tonne					
BUILDINGS	2					
TYPE	House, hayshed etc					
WALL CONSTRUCTION	Brick					
ROOF CONSTRUCTION	Galvanised Iron					
YEAR BUILT	1974					
MAIN ROOMS	7					
SIZE (sqm)	200					
CONDITION (poor, average, good)	Good					
USED (y/n)	Yes					

Comments:

Section 5 Reasons for objection

You are required to give a full and detailed statement of your grounds of objection.

Attach any information you believe will support your objection – eg a valuation report provided by a certified practicing valuer, sales report, building inspection report, pest control report and photographs.

Section 6 Comparable sales/Market evidence

If sales evidence is available which may support your objection, provide a brief summary below or attach a sales report at or around the **date of valuation 1 January**. Supporting information as part of your objection, will assist with its early resolution.

Section 7 Declaration

This section must be completed.

Are you the property owner?

- Yes
- No – I declare that I have the owner's authorisation to lodge this objection on their behalf.

Given name _____ Family name _____

Signature _____ Date _____

- I declare the statements made in this form, the information provided and any attached material is complete and correct.