

Objection Form – Commercial/Industrial

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 – Commercial 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 _____

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 \$ _____

FOR CITY OF ADELAIDE COUNCIL CUSTOMERS ONLY

- Annual Value** – Based on the gross rental with an allowance for outgoings.

Rate notice value \$ _____ Issue date _____

Assessment number _____

I think the value should be \$ _____

Section 4 Description of property

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

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

Building Type (e.g. factory, warehouse, shop, office, etc) _____

Gross area (square metres) _____ Net lettable area _____ (square metres)

Construction material Brick Steel Concrete Other: _____

Building condition Poor Average Good Excellent

Year built _____ Year extended/renovated _____

Renovation description _____

Other structures

Description _____ Size (square metres) _____

Hardstand _____ Size (square metres) _____

Number of car parking spaces _____

Lease details (subject property)

Is the property Owner occupied or Tenanted (If tenanted, please complete the following information)

Lease commenced _____ / _____ / _____ Lease term (years/months) _____

Current rent per annum \$ _____

Rent payable for car spaces (if separate) _____ Options _____

Rental Increase amount (i.e. fixed, %CPI, other) _____

Rental review frequency (i.e. yearly) _____ Last review date _____

Details of any incentives provided _____

Outgoings

Tenant pays outgoings \$ _____ Owner pays outgoings \$ _____

Is rent at market levels? (i.e. Inter-Company rent or Super Fund Retail) Market rent Other (provide details below)

Note: For multiple tenancies, use the table below or attach full tenancy schedule.

Shop no.	Name of Tenant/Business	Lettable area	Rent review (previous)	Rent review (next)	Total \$ outgoings and who pays	Actual or asking rent (per annum indicate gross/net)	Carpark no. Rent \$

Section 5 Comparable sales/rental evidence

If sales/rental 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.

Property 1

Address _____

Date of Sale _____ / _____ / _____ Sale Price \$ _____

Land size (square metres) _____ Building area (square metres) _____

Building condition Poor Average Good Excellent

Lease amount (per annum) \$ _____ Lease term _____ Options _____

Description of property and comparability _____

Property 2

Address _____

Date of Sale _____ / _____ / _____ Sale Price \$ _____

Land size (square metres) _____ Building area (square metres) _____

Building condition Poor Average Good Excellent

Lease amount (per annum) \$ _____ Lease term _____ Options _____

Description of property and comparability _____

Property 3

Address _____

Date of Sale _____ / _____ / _____ Sale Price \$ _____

Land size (square metres) _____ Building area (square metres) _____

Building condition Poor Average Good Excellent

Lease amount (per annum) \$ _____ Lease term _____ Options _____

Description of property and comparability _____

Please attach additional documents if required.

Section 6 Reason 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, building inspection report, pest control report or photographs.

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.