

# Objection Form - Residential

## Completing this form and lodgement

Use this form to lodge an objection to a statutory property valuation under the *Valuation of Land Act 1971*. Alternately you can lodge your objection online at [www.dpti.sa.gov.au/land/ovg](http://www.dpti.sa.gov.au/land/ovg)

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](mailto:Lsgobjections@sa.gov.au) - Scan and email the form and attachments.

For detailed information regarding statutory property valuations and lodging an objection, please see the *Statutory Property Valuations Fact Sheet*, available from [www.dpti.sa.gov.au/land/ovg](http://www.dpti.sa.gov.au/land/ovg)

## Section 1: Contact details

Provide your contact details for all future correspondence regarding this objection. **Note:** If an agent is acting on your behalf, provide the agent's contact details.

Name / Agent \_\_\_\_\_

Address for service (postal) \_\_\_\_\_

Phone \_\_\_\_\_ Mobile \_\_\_\_\_

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(s) of owner(s) \_\_\_\_\_

Property Street Number \_\_\_\_\_ Street Name \_\_\_\_\_

Suburb \_\_\_\_\_ Postcode \_\_\_\_\_

Local Government \_\_\_\_\_

### Section 3: Amount sought for the statutory property valuation

Indicate which value(s) you are objecting to. Include the rates notice value and your proposed value(s).

I am objecting to the following property valuation(s):

- 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 CUSTOMERS ONLY**

- Annual Value** – Value of the property based on gross annual rental valuation.

Rate notice value \$ \_\_\_\_\_ Issue date \_\_\_\_\_

Assessment number \_\_\_\_\_

I think the value should be \$ \_\_\_\_\_

#### **Property Lease Details**

If tenanted please complete the following information: (attach a copy of the lease to this form)

Lease commenced \_\_\_\_\_ Rental Review \_\_\_\_\_

Lease Terms \_\_\_\_\_ Tenant Pays Outgoings \$ \_\_\_\_\_

Current Rent \$ pa \_\_\_\_\_ Owner Pays Outgoings \$ \_\_\_\_\_

Carpark Rent (if separate) \$ \_\_\_\_\_ Other Lease Incentives \_\_\_\_\_

Property Description (office/retail/café) \_\_\_\_\_

Lettable Area (m<sup>2</sup>) \_\_\_\_\_ Air-conditioned \_\_\_\_\_

Carparks (basement, open air, carport – how many) \_\_\_\_\_

#### **Definitions**

##### **Annual Assessed Value**

Council's valuation is based on the gross rental with an allowance for outgoings. For example: An office has a lettable area of 100 square metres with a gross rent of \$300 per square metre. The annual gross rent is \$30,000 (100 x \$300). The annual value for rating purposes is calculated as follows:

Assessed Gross Rent		\$30,000
Less 25% Statutory Allowance		<u>\$ 7,500</u>
Assessed Annual Value	Total	\$22,500

Council has provided a 25% Statutory Allowance in accordance with Local Government Act 1999, to accommodate for rates, taxes, insurance and other necessary outgoings.

##### **Gross Rental**

The property owner is responsible for all rates, taxes and other outgoings necessary to maintain the value of the land.

##### **Net Rental**

The tenant is responsible for all rates, taxes and other outgoings necessary to maintain the value of the land.

## Section 4: Description of Property

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

Land size (m<sup>2</sup>) \_\_\_\_\_ and/or Land Dimensions \_\_\_\_\_ metres

Building Type (house, flat, unit, townhouse) \_\_\_\_\_

Dwelling size (m<sup>2</sup>) \_\_\_\_\_ No of bedrooms \_\_\_\_\_ No of bathrooms \_\_\_\_\_

Number of main rooms (dining, living, media etc.) \_\_\_\_\_ Year built: \_\_\_\_\_

Construction material  Brick  Steel  Concrete  Other: \_\_\_\_\_

Building condition  Poor  Average  Good  Excellent

Structural faults (salt damp, major cracking etc.) \_\_\_\_\_

Extensions/Renovations (describe works and year completed including new roof, plumbing and electrical etc.)

---

---

---

Other improvements (such as swimming pool, carport, garage, workshop etc.) \_\_\_\_\_

---

---

Other attributes/detriments (views to ocean, traffic, subject to flooding etc.) \_\_\_\_\_

---

---

## Section 5: Grounds of objection

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

Attach any information such as a valuation report provided by a Certified Practising Valuer, sales report, building inspection report, pest control report, photographs or additional information you believe will support your objection.

To determine statutory property values, qualified valuers research the property market and examine trends and sales information for each land use category (e.g. residential, commercial and industrial). Refer to the **Statutory Property Valuations Fact Sheet** for more information. Attach a separate sheet if there is insufficient space.

## Section 6: Comparable market sales

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. Refer to the **Statutory Property Valuations Fact Sheet** for more information.

### Property sale 1

Street Address \_\_\_\_\_

Date of Sale \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Sale Price \$ \_\_\_\_\_ Land size (square metres) \_\_\_\_\_

Building Condition  Poor  Average  Good  Excellent

Description of Comparability: \_\_\_\_\_

### Property sale 2

Street Address \_\_\_\_\_

Date of Sale \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Sale Price \$ \_\_\_\_\_ Land size (square metres) \_\_\_\_\_

Building Condition  Poor  Average  Good  Excellent

Description of Comparability: \_\_\_\_\_

### Property sale 3

Street Address \_\_\_\_\_

Date of Sale \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Sale Price \$ \_\_\_\_\_ Land size (square metres) \_\_\_\_\_

Building Condition  Poor  Average  Good  Excellent

Description of Comparability: \_\_\_\_\_

## Section 7: Property Owner consent if using an agent

A property owner can choose to nominate another person to lodge an objection on their behalf. Written consent of the property owner must be provided. You must either complete this section or attach a current letter of consent advising of the person who is acting on your behalf. This letter must be signed by you, as the property owner. Only one property owner's signature is required.

### Is another person lodging this objection on behalf of the property owner?

**Yes** (Complete this section and section 8 below)  **No** (Go to section 8)

I, \_\_\_\_\_  
(property owner's name)

Own the property described and authorise \_\_\_\_\_  
(Representative's name)

Of \_\_\_\_\_  
(Representative's company name if applicable)

Property Owner's signature \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

## Section 8: Declaration

This section must be completed by the property owner or agent.

If a property owner is lodging this objection:

- The declaration must be signed by the property owner;

Or

- If another person (the property owner's agent) is lodging this objection on behalf of the property owner, the agent must sign the declaration. **Section 7 must** also be completed or a current letter of consent, advising of the person (and their company if applicable) who is acting on the property owner's behalf, must be provided. The letter must also be signed by the property owner and attached to the objection.

### Declaration

I, \_\_\_\_\_ the person lodging this objection, declare the statements made in this form, the information provided and any attached material is complete and correct.

Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Company name (if applicable): \_\_\_\_\_