

Property Valuations

Objecting to a Valuation

Office of the
Valuer-General

The Valuer-General is South Australia's independent statutory authority responsible for the delivery of fair and equitable valuations for all properties in the State in accordance with the Valuation of Land Act 1971.

Every year, property values are reviewed across the State to determine the Site Value and Capital Value. These values are used by relevant statutory authorities to determine the amount of land-based rates and taxes to be charged.

Through the Office of the Valuer-General, any property owner or occupier who does not agree with their valuation may lodge an objection and have their property valuation reassessed. The most common reason for an objection is where a property owner or occupier considers their property value is too low or too high.

Before Lodging an Objection

The first step before objecting, is to understand your valuation and the local property market. The Date of Valuation is 1 January each year. It is reflective of how the market has performed in the prior calendar year.

Investigating sales data and information relevant to your area (as at 1 January) and providing comparable market evidence will help support your objection.

You can obtain property sales information from various commercial organisations (fees may apply):

CoreLogic RP Data - propertyvalue.com.au

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

Hometrack Australia P/L - hometrack.com.au

Note: Properties 'for sale' are not valid sales evidence and should not be used.

If you are comparing differences in valuations between neighbouring properties, consider including these aspects when making a general assessment:



Physical attributes



Land use



Use constraints

If you require a valuation of your property by a Certified Practising Valuer, contact the Australian Property Institute on **8132 0092**.

Lodging a Formal Objection

*Note: Many concerns can be resolved without the need to lodge a formal objection. You can seek further information by calling the Valuation Objections line on **1300 653 346**.*

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 to either Site Value or Capital Value, or both, should be lodged. Objecting to one value does not necessarily automatically change the other.

There is no fee for lodging an objection.

You cannot object to the amount payable on your rates and taxes notices. These are matters you need to take up with the relevant statutory authority. All rates and taxes remain payable during the assessment of your objection.

An objection is a formal process and there are specific legislative requirements for both you and the Valuer-General.

The 'Objection to a Property Valuation' form must be completed in full (online or in hardcopy), providing a detailed statement of your grounds for objection. If you do not meet these requirements, you may be contacted to provide further information.

The objection is then reviewed and assessed by a property valuer within the Office of the Valuer-General.

Where can I get an objection form?

The 'Objection to a Property Valuation' form is available at www.valuergeneral.sa.gov.au or by calling **1300 653 346**

For further information please contact the Office of the Valuer-General

www.valuergeneral.sa.gov.au
OVGobjections@sa.gov.au

General Enquiries: 8423 5000
Valuation Objections: 1300 653 346



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What happens next?

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.

Depending on the complexity and the type of property involved, it typically takes up to 12 weeks from when the objection is received by the Valuer-General, to a Notice of Decision being sent in return to the Objector.

Once a decision is made:

- Any changes will be backdated to 1 July of that financial year (if required).
- Any change in valuation is automatically sent to the relevant rating and taxing authorities.

Extending the Initial Objection Period

The Valuer-General may, for reasonable cause; such as serious illness or the objector being overseas, extend the 60-day objection period. A request for an extension is required in writing.

Withdrawing an Objection

An objection can be withdrawn via a written request to the Valuer-General.

Appealing Objection Decision

There are two ways to appeal the Valuer-General's decision either by:

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

If the Review by Valuer process determines the valuation should change by an amount greater than 10% (increase or decrease) of the Valuer-General's valuation, the Valuer-General is bound by this decision. This process can also result in a valuation being confirmed (maintained).

The SACAT process 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.

Please refer overleaf to The Objection Process.

For further information regarding the Review by Valuer and SACAT process, please refer to the Review of Valuation fact sheet.

Property Valuations



Site Value

Value of a parcel of land including 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.

Note: structural improvements are excluded.



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.

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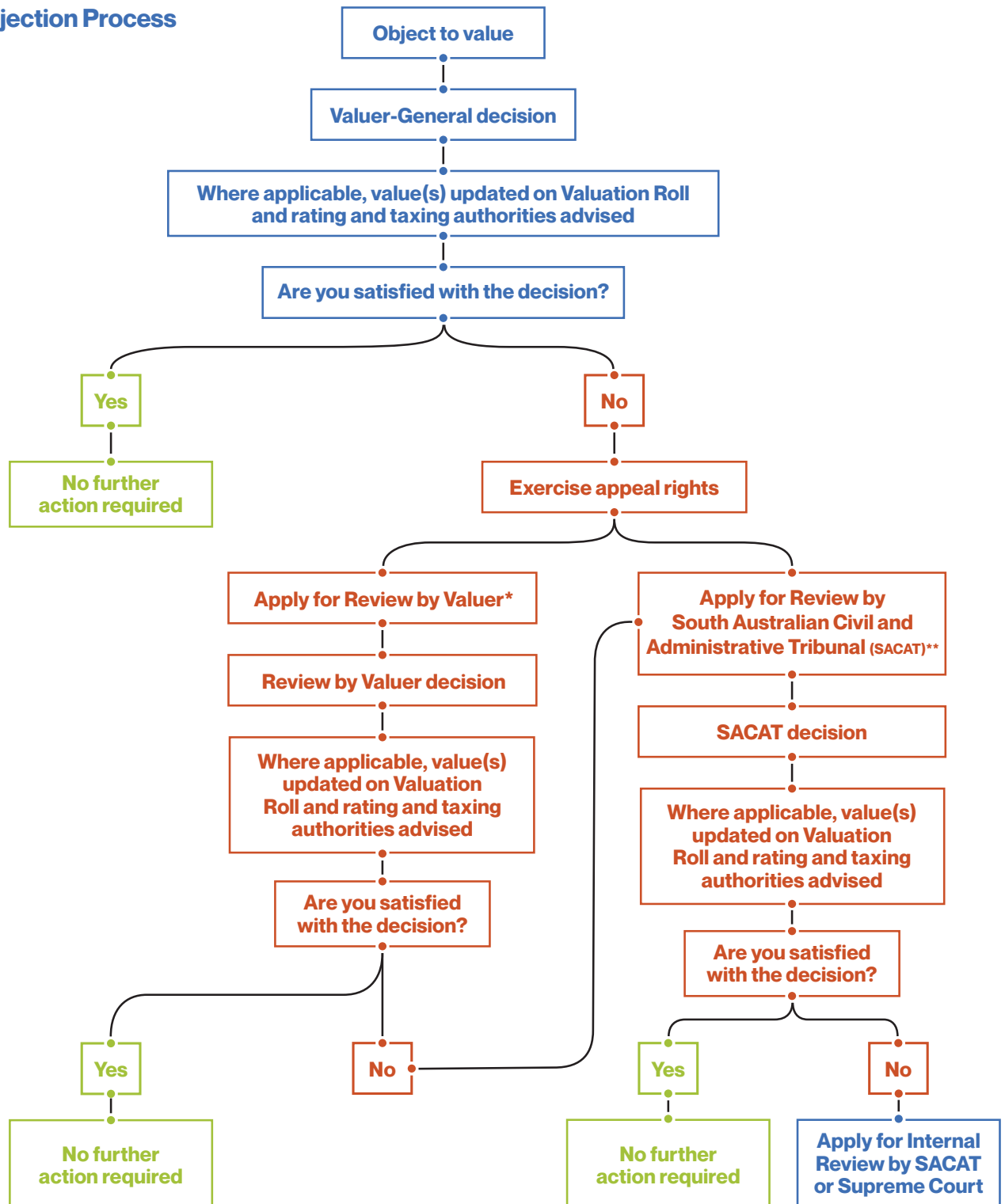
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The Objection Process



*If Review by Valuer option is chosen, and you are dissatisfied with the Review by Valuer decision, you can engage SACAT to have that decision reviewed.

**If SACAT option is chosen, and you are dissatisfied with SACAT's decision, you can request an Internal Review by SACAT or review by the Supreme Court (however you cannot utilise the Review by Valuer option to review a decision of SACAT).

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