

VALUATION OBJECTIONS

FACT SHEET AND OBJECTION FORM

PROPERTY VALUATIONS

Every property in South Australia is valued by the Valuer General. This is done by comparing similar properties to determine a site and capital Value.

The difference between the site and capital values is detailed below.

CAPITAL VALUE

Generally speaking, the capital value of a property is used in the following ways:

- SA Water to calculate sewerage rates
- Councils to calculate council rates
- Natural Resource Management Boards to calculate NRM Levy
- Revenue SA to calculate Emergency Services Levy

SITE VALUE

Generally speaking, the site value of a property is used by Revenue SA to calculate land tax.



OBJECTING

Depending on which tax, levy, or rate concerns you will depend upon whether you lodge an objection to the capital or site value of your property.

The State Valuation Office will review the valuation and make a determination. You will usually be informed of this decision within 12 weeks.

Please find below a pro-forma letter our office has created to make the objection process simpler for you.

There is no charge for lodging an objection.

If you are objecting to the valuation of your property based on its condition, for example severe structural damage, you may wish to include further details with your application including evidence such as photographs or an engineer's report.

APPEALING THE DECISION

If you are still unhappy with the Valuer-General's objection determination, you may wish to contact our office and we will explore what options may be available to you.

Alternatively, if you are still dissatisfied with the objection determination you may ask for a further review by an independent review valuer. This must be done within 21 days of the receipt of the determination. The cost of this is:

- \$105 for land used solely as your principal place of residence*
- \$260 for any other land*

Should the independent valuer's valuation vary from the Valuer-General's valuation by more than 10% then the new valuation will be adopted and the fee will be refunded.

If you are still dissatisfied you can appeal to the South Australian Civil and Administrative Tribunal.

QUESTIONS

If you have any questions, please feel free to contact our office on 8237 9114.

Alternatively you may like to contact the office of the Valuer-General on 1300 653 346.

VALUER-GENERAL

State Valuation Office

GPO Box 1354

ADELAIDE SA 5001

Date: _____

Owners name(s): _____

Subject address: _____

Valuation/assessment number of subject address: _____

- I wish to lodge an objection to the 2017/2018 **capital** value of my property because I believe it is too high
- I wish to lodge an objection to the 2017/2018 **site** value of my property because I believe it is too high

Please provide me with sales evidence for the comparable properties.

- I am happy for a valuer to contact me to discuss the valuation further
- I am happy for an on-site inspection to occur

For further information, please call me on _____

Signed _____