

# Fact Sheet 04

## Valuations



Local  
Government  
Association  
of South  
Australia

These sheets and more  
information available at  
[www.lga.sa.gov.au](http://www.lga.sa.gov.au)

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**In Australia, taxes are raised in a variety of ways, including taxes on earnings, assets and purchases. This ensures that people can't avoid paying their fair share by choosing to hold their wealth in a particular form and also serves to balance the impact of taxes. Income, company profits and sales (GST and in some instances, stamp duty) are the primary bases of tax revenue in Australia. Local Governments in all western countries are able to tax the value of property. So who determines this value and the valuation methodology used?**

### State Valuation Office

The State Valuation Office determines the value of your property each year. This Office is under the direction of the Valuer-General (V-G) and is a part of the Department of Planning, Transport and Infrastructure.

The V-G is a qualified valuer and statutory officer. The valuations determined by the V-G are independent and based on real estate and market evidence.

### Valuations

Generally your Council rates notice will be the first advice you receive each year of the current value of the property. This notice will advise which basis of value the Council uses (capital, site or annual).

#### How is your value determined?

Under the Valuations of Land Act 1971 the State Valuation Office re-values every property in South Australia annually with the new values taking effect from 1 July each year. Sales of all property types are analysed to determine market movements, if any. This analysis of sales happens throughout the year and

occurs both for site value and capital value. Different market movements can occur among varying property types and locations. Your valuation is based on the value of your property as of 1 January of each year.

**Site value** – the value of the land excluding structural improvements.

**Capital Value** – the value of the land including improvements.

Valuation increases have no impact on the total rates income of a Council but do impact on the proportion of rates paid by individual ratepayers.

Under the Local Government Act 1999 Councils can choose to obtain valuations from the V-G or a valuer under the Land Valuers Act. Check your rates notice to find what your Council does.

A property database, central to the valuation process, is kept of all properties within the state and is updated each year. The database includes information on land use (such as residential, commercial, industrial) and the physical details of the land and improvements

**A Council Services Story:** On Saturday morning, you wake up and decide to cycle down the **road** to the **beach** for a quick swim and take a walk along the **jetty**. Heading home along the **bike-path**, you decide to stop by your **local library** and browse on the **internet** and check out that **book** you have been meaning to read. Later on you head down to the local **oval** to watch a game of footy and use the **community grill** to have a BBQ with a few friends as the kids play on the **playground** in the **park** nearby.



# FACT SHEET 04 COUNCIL VALUATIONS



## Valuations (continued)

(such as building size, construction and condition).

This information is updated regularly with changes identified from a range of sources, including development approval information from Councils and on-site inspection programs by valuation field staff.

This property value is then calculated by comparing the property data for your property to that for other similar properties that have sold, with adjustments being made for any differences.

### 'Actual use' concessions

Valuations are generally based on the highest and best potential use of the property. For example, if there is a single house on the land but zoning would allow it to be divided for home units, then consideration is given to the value the land would achieve if sold for units.

However, there are instances in which valuations made for rating and taxing purposes have regard for the 'actual use' of the property. This applies where the land is used solely as the owner's principal place of residence (home), or is genuinely used for the business of primary production, or is an item on the State's Heritage List. In these cases a 'notional value' is assigned to the property.

If you believe your property falls into one of the above categories and its actual use would result in a lower value than the alternate use, you should write to the State Valuation Office outlining your case. If your property has been given a 'notional value' because of actual use – and your circumstances change – then you must notify the Valuer-General within 28 days.

### Objecting to your valuation

If you believe the valuation of your property is incorrect, you should write to the V-G (or as directed on the back of your rates notice) within 60 days of receiving notification, stating the grounds for your objection. One guide in looking at making an objection is whether you think your property would receive offers or could be sold for the

value set, if you wished to sell it.

A written objection should include the address of the property, your contact phone number and details of any improvements on the property, along with evidence of local property sales of a similar type.

Objection forms can be obtained from the State Valuation Office or can be downloaded from the website <http://www.landservices.sa.gov.au>.

Check your rates notice for details about how to object if a Council Valuer is involved.

If you remain dissatisfied with the outcome of the objection decision you may proceed with an Independent Review of Valuation who will review the valuation evidence. Fees apply for undertaking this review and advice of applicable fees can be obtained from the State Valuation Office or Council Valuer.

Should the independent valuer determine the value should be varied by more than 10% of the V-G's or Council Valuer's valuation, that value will be adopted and the fee refunded.

The V-G advises that this information should be read in conjunction with the Valuation of Land Act 1971 as amended.

### Contact Information

**State Valuation Office Postal:**  
GPO Box 1354, Adelaide SA 5001

**Objections to Property Value:**  
1300 653 345

**Email:**  
[LSGObjections@sa.gov.au](mailto:LSGObjections@sa.gov.au)

**Website:**  
<http://www.landservices.sa.gov.au>

### Council Objections

Check your rates notice for information about the best way to contact your Council.

Alternatively, maps of Council boundaries and an address search function, along with contact details for each SA Council and more information about Council rates and services, can be found at the following website:  
<http://www.lga.sa.gov.au>.