

# Objection Form

## Residential

Office of the  
**Valuer-General**

OFFICIAL

### 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:

**Email:** [OVGobjections@sa.gov.au](mailto:OVGobjections@sa.gov.au) - scan and email the form along with any relevant attachments

**Post:** Office of the Valuer-General, GPO Box 1354, Adelaide SA 5001

**In person:** Land Services SA, Level 9, 101 Grenfell Street, Adelaide

For detailed information regarding statutory property valuations and lodging an objection, please see the [Property Valuations – Understanding the Process](#) and [Property Valuations – Objecting to a Valuation](#) Fact Sheets, available from [www.valuergeneral.sa.gov.au](http://www.valuergeneral.sa.gov.au)

### 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

Postal Address

Phone

Email

**Note:** if you are not the property owner, please ensure that Section 7 of this form is completed prior to lodging with the Office of the Valuer-General

### 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

For more information, please contact the Office of the Valuer-General

[www.valuergeneral.sa.gov.au](http://www.valuergeneral.sa.gov.au)  
[OVGobjections@sa.gov.au](mailto:OVGobjections@sa.gov.au)

General Enquiries: 8423 5000  
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### 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 or RevenueSA) \_\_\_\_\_ Valuation number \_\_\_\_\_

I think the Site Value should be \$ \_\_\_\_\_

### 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.) \_\_\_\_\_

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### 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 [Property Valuations – Understanding the Process Fact Sheet](#) for more information. Attach a separate sheet if there is insufficient space.

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### 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 [Property Valuations – Understanding the Process Fact Sheet](#) for more information.

#### Property sale 1

Street Address

Date of Sale \_\_\_\_ / \_\_\_\_ / \_\_\_\_      Sale Price \$ \_\_\_\_\_      Land size (m<sup>2</sup>) \_\_\_\_\_

Building Condition    Poor    Average    Good    Excellent

Description of property and comparability:

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#### Property sale 2

Street Address

Date of Sale \_\_\_\_ / \_\_\_\_ / \_\_\_\_      Sale Price \$ \_\_\_\_\_      Land size (m<sup>2</sup>) \_\_\_\_\_

Building Condition    Poor    Average    Good    Excellent

Description of property and comparability:

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#### Property sale 3

Street Address

Date of Sale \_\_\_\_ / \_\_\_\_ / \_\_\_\_      Sale Price \$ \_\_\_\_\_      Land size (m<sup>2</sup>) \_\_\_\_\_

Building Condition    Poor    Average    Good    Excellent

Description of property and comparability:

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### Section 7 - Property Owner authorisation to act on their behalf

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 or anyone acting for the property owner) is lodging this objection on behalf of the property owner, they must:

- sign the declaration in this section; and
- complete **Section 7 – Property Owner authorisation (above)**; or
- in lieu of completing Section 7, provide a current letter of consent advising of the person (and their company if applicable) who is acting on the property owner's behalf. *(if providing a letter, it 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): \_\_\_\_\_

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