

Review by Valuer

What Happens Next?

Office of the
Valuer-General

I have submitted my application for Review by Valuer, when do I make payment?

For an application to be valid the Registrar must receive an application and payment within 21 days of receipt of your Objection outcome. Once you have submitted your application form, payment can be made:

- By phoning Land Services SA on 8423 5000 - credit card
- In person at Level 9, 101 Grenfell Street, Adelaide – cash, cheque, credit card

The Review by Valuer process will commence once payment is received.

What is the role of the Registrar, Valuation Review Panels?

The Review by Valuer process is an independent semi-judicial process. The Registrar will act as a mediator between the applicant and the Valuer-General in an administrative capacity.

The Registrar is the principal point of contact for the applicant and the Review Valuer.

How do I nominate a Review Valuer?

The Registrar will contact you shortly after receiving your application form and payment.

A list of approved Review Valuers assigned to the property's region will be provided. You will be asked to nominate 3 valuers from the list.

The Registrar will contact the first nominated valuer to offer the application for Review by Valuer and request that they accept or decline the nomination. If the offer is declined, this process is repeated, until a Review Valuer accepts the nomination.

If the 3 Review Valuers nominated by the applicant all decline, the Registrar will contact the applicant and request that additional nominations are

submitted. The above process repeats until a Review Valuer accepts the review.

The applicant will be notified of which Review Valuer accepts the matter.

Who will contact me about my property?

A representative from Land Services SA will contact you to discuss the property and may request to conduct an internal inspection. This is to allow the Valuer-General to provide a written submission to the Review Valuer.

The nominated Review Valuer will also contact you to discuss the property.

What are the roles and obligations of the Review Valuer?

The Review Valuer's role is to independently review and make a determination in relation to an objection decision made by the Valuer-General.

In accordance with s 25B of the Valuation of Land Act 1971 (the Act), in conducting a review, the independent Review Valuer's determination must take into account:

- The matters set out in the application for review – confined to matters of valuation fact and not questions of law;
- Any representations of the applicant and the Valuer-General; and
- Any other matter the Review Valuer considers relevant to the review of the valuation.

As legislated, and to maintain procedural fairness, the Review Valuer must give the applicant and Valuer-General reasonable opportunity to make representations verbally and/or in writing.

In all instances the representation from the Valuer-General will be in the form of a written report which will outline relevant sales evidence to

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

www.valuergeneral.sa.gov.au
OVGreviews@sa.gov.au

General Enquiries: 8423 5000
Valuation Objections: 1300 653 346



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defend the valuation and related objection decision that is subject to the review.

The Act does not require the Review Valuer to inspect the subject property, nor the sales evidence presented, however they must take into account any representation made by the applicant and Valuer-General.

What happens with the decision of a Review Valuer?

If the Review by Valuer process determines the valuation should increase or decrease by more than 10% of the Valuer-General's valuation, the Valuer-General must give effect to the decision by amending the valuation and valuation roll as necessary for the respective date of valuation.

If the Review by Valuer process determines the valuation is confirmed (maintained), the Valuer-General's valuation will remain.

The Review Valuer's determination will be communicated to the applicant. In the case of a change to value, rating and taxing authorities will receive advice from the Valuer-General.

Can the review application be withdrawn?

An application for Review by Valuer can be withdrawn at any time in the process up to the point that the Valuer-General presents the written submission to the nominated Review Valuer (approximately 40 days from date of application). A written request to withdraw from the process must be received by the Registrar.

A refund of the application fee will be processed upon the application being withdrawn.

Can the decision of a Review Valuer be challenged?

Yes, both the applicant and the Valuer-General can seek a review of the determination made by the Review Valuer within 21 days of the Review by Valuer decision being issued to the applicant.

This review is undertaken by the South Australian Civil and Administrative Tribunal (SACAT) in accordance with the *South Australian Civil and Administrative Tribunal Act 2013*. Under their legislation, SACAT also has discretion to extend the 21-day timeframe.

The SACAT process can result in a valuation being confirmed (maintained), reduced or increased, and the Valuer-General is bound by this decision.

An applicant can withdraw their application to SACAT at any time during the process.

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