

Property Valuations

Review of Valuation

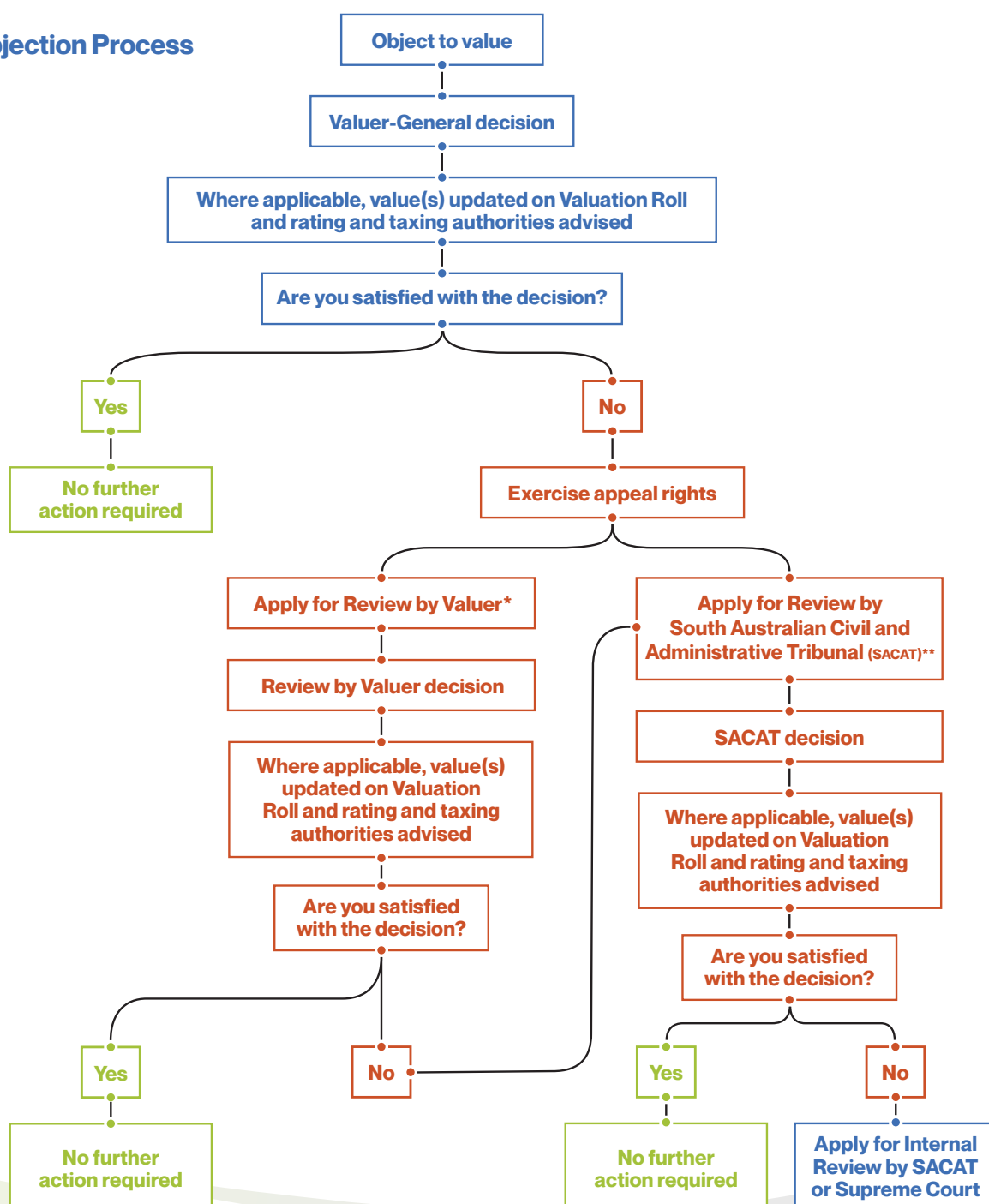
Office of the
Valuer-General

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*.

Through the Office of the Valuer-General, any property owner or occupier who does not agree with their property valuation may lodge an objection to have the valuation reviewed.

A property owner or occupier who remains dissatisfied with the outcome of their objection decision can apply for a review of the objection decision **within 21 days following receipt of the objection decision** provided by the Valuer-General. A review can be undertaken by an independent review valuer (known as the Review by Valuer process) or by the South Australian Civil and Administrative Tribunal (SACAT).

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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Review by Valuer Application Process

1. There are several ways to **submit an application form** and **lodge with the set fee**, including:
 - Online via www.valuergeneral.sa.gov.au
 - In person at **Level 9, 101 Grenfell Street, Adelaide**
 - By post **GPO Box 1354 Adelaide, SA 5001**
 - Via email to **OVGreviews@sa.gov.au**

Payment can be made over the phone securely with credit card details or in person by cash or cheque.

Note: an independent application and fee for Site Value and Capital Value is to be lodged if both values are to be reviewed.

2. The independent review valuer (selected by the property owner or occupier from a list of independent valuers appointed by His Excellency, The Governor) will **confirm, increase or decrease the valuation**.
3. 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 must make an alteration to the valuation and valuation roll as necessary.
4. Where **a valuation is decreased more than 10% upon a review** the fee paid by the applicant for the review will be refunded.

Appointment of the Review Valuer

The independent review valuer is selected by the applicant from the panel of valuers appointed by His Excellency, The Governor in Executive Council to conduct the review. Each panel member must be suitably experienced in valuing land in the region to which they are appointed.

Role and Obligations of the Review Valuer

The independent review valuer's role is to independently review and make a determination in relation to a valuation dispute between an applicant and the Valuer-General.

In conducting a review of a valuation, 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 including, sales evidence and other information relating to comparable properties.
- Any representations of the applicant and the Valuer-General.
- Any other matter the valuer considers relevant to the review of the valuation.

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

It is not a requirement of the *Valuation of Land Act 1971* for the independent review valuer to inspect the subject property or the sales evidence presented, however they must take into account any representation made by the applicant and Valuer-General.

Important Note:

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).

For further information please contact the Registrar, Valuation Review Panels

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

General Enquiries: 8423 5000
Valuation Objections: 1300 653 346



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South Australian Civil and Administrative Tribunal (SACAT) Application Process

- 1.** Submit an application form online via sacat.sa.gov.au – payment can be made online via credit card, BPay or direct debit.
- 2.** Various conferences and hearings are undertaken to address the issues raised in the application – both the applicant and Valuer-General are given an opportunity to provide evidence to support their opinion.
- 3.** Upon review, SACAT will consider the valuation of the land afresh, and will make the correct or preferable decision upon what the value should be. SACAT may; confirm (maintain), decrease or increase the valuation.
- 4.** Once an agreement is arrived at, the Valuer-General is bound by this decision and must make an alteration to the valuation and valuation roll as necessary.

Further Review of Valuation

If you are dissatisfied with your valuation following the outcome of your objection decision, or if you are dissatisfied with the outcome of the Review by Valuer process you can seek a further review of the decision by the South Australian Civil and Administrative Tribunal (SACAT). However, you cannot progress through both the SACAT and Review by Valuer processes simultaneously, and you cannot revert back to the Review by Valuer process following a review by SACAT.

You are required to lodge an application with SACAT within 21 days of receipt of the objection decision letter from the Valuer-General or Review by Valuer decision letter.

For further information regarding the SACAT process please visit www.sacat.sa.gov.au or call **1800 723 767**

Important Note:

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



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

www.valuergeneral.sa.gov.au
dti.ovgenquiries@sa.gov.au

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