

# Objection Form

## Agricultural and Pastoral

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 and attachments

**Post:** GPO Box 1354, Adelaide SA 5001

**In person:** Office of the Valuer-General, Ground Floor, 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. This may be the owner of the property or someone acting on their behalf

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 of owner / Lessee

Property address

Local Government

Land size (hectares)

and/or Land Dimensions

metres

Detriments to land (e.g. flooding, soil problems etc)

Climatic limitations (e.g. frost damage, disease etc)

**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, SA Water or RevenueSA) \_\_\_\_\_ Valuation number \_\_\_\_\_

I think the site value should be \$ \_\_\_\_\_

### Section 4 - Description of property

This information is required to investigate the property valuation objection and support your proposed value.

The following schedule needs to be completed in order for the valuer to make a fair assessment on your objection.

AREA ARABLE (hectares) suitable for cropping	AREA NON ARABLE (hectares)	UNCLEARED AREA (hectares)	HERITAGE AGREEMENT OVER ANY NATIVE VEGETATION Y/N If so over how much land?	MAIN USE OF LAND	SOIL TYPES	TOPOGRAPHY (e.g. sloping land, valleys, rivers etc on property)

Rainfall (annual average) Millimetres: \_\_\_\_\_ Inches: \_\_\_\_\_

Carrying capacity Adult dry sheep per hectare: \_\_\_\_\_ Adult dry sheep per acre: \_\_\_\_\_

Adult dry cows per hectare: \_\_\_\_\_ Adult dry cows per acre: \_\_\_\_\_

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Fencing                      Type: \_\_\_\_\_  
                                          Age/condition: \_\_\_\_\_

Water                        Mains (reticulated): \_\_\_\_\_  
                                          Other sources: \_\_\_\_\_  
                                          Quality/quantity: \_\_\_\_\_

BUILDINGS	CONSTRUCTION	ESTIMATED SIZE (sq. m)	AGE	CONDITION
House				
Shearing Shed – How many stands				
Implement Shed				
Barn				
Hay				
Other				
Second House				

On what section(s) are the improvements situated \_\_\_\_\_  
 \_\_\_\_\_

### Section 5 - Reasons for objection

You are required to give a full and detailed statement of your grounds of objection.  
 Attach any information you believe will support your objection – e.g. a valuation report provided by a certified practicing valuer, sales report, building inspection report, pest control report and photographs.

\_\_\_\_\_  
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### Section 6 - Comparable sales/Market evidence

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.

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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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