

Objection Form

Commercial and Industrial

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 - 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

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) / Lessee

Property Street Number

Street Name

Suburb

Postcode

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

www.valuergeneral.sa.gov.au
OVGobjections@sa.gov.au

General Enquiries: 8423 5000
Valuation Objections: 1300 653 346



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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 investigate the property valuation objection and support your proposed value.

Land size (m²) _____ and/or Land Dimensions _____ (metres)

Building Type (e.g. factory, warehouse, shop, office, etc) _____

Gross area (m²) _____ Net lettable area (m²) _____

Construction material ☐ Brick ☐ Steel ☐ Concrete ☐ Other: _____

Building condition ☐ Poor ☐ Average ☐ Good ☐ Excellent

Year built _____ Year extended/renovated _____

Renovation description _____

Other structures _____

Description _____ Size (m²) _____

Hardstand _____ Size (m²) _____

Number of car parking spaces _____

Lease details (subject property)

Is the property ☐ Owner occupied or ☐ Tenanted (If tenanted, please complete the following information)

Lease commenced date ____ / ____ / ____ Lease term (years/months) _____

Current rent per annum \$ _____

Rent payable for car spaces (if separate) _____ Options _____

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Rental Increase amount (i.e. fixed, %CPI, other)

Rental review frequency (i.e. yearly)

Last review date

Details of any incentives provided

Outgoings

☐ Tenant pays outgoing \$

☐ Owner pays outgoing \$

Is rent at market levels? (i.e. Inter-Company rent or Super Fund Retail) ☐ Market rent ☐ Other (provide details below)

Note: For multiple tenancies, use the table below or attach full tenancy schedule.

Tenancy no.	Name of Tenant/Business	Lettable area	Rent review (previous)	Rent review (next)	Total \$ outgoing and who pays	Actual or asking rent (per annum indicate gross/net)	Carpark no. Rent \$

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Section 5 - Comparable sales/rental evidence

If sales/rental 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.

Property sale 1

Street Address			
Date of Sale	/	/	Sale Price \$
Land size (m ²)	Building area(m ²)		
Building Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Average	<input type="checkbox"/> Good <input type="checkbox"/> Excellent
Lease amount (per annum) \$	Lease term	Options	
Description of property and comparability:			

Property sale 2

Street Address			
Date of Sale	/	/	Sale Price \$
Land size (m ²)	Building area(m ²)		
Building Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Average	<input type="checkbox"/> Good <input type="checkbox"/> Excellent
Lease amount (per annum) \$	Lease term	Options	
Description of property and comparability:			

Property sale 3

Street Address			
Date of Sale	/	/	Sale Price \$
Land size (m ²)	Building area(m ²)		
Building Condition	<input type="checkbox"/> Poor	<input type="checkbox"/> Average	<input type="checkbox"/> Good <input type="checkbox"/> Excellent
Lease amount (per annum) \$	Lease term	Options	
Description of property and comparability:			

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Section 6 - Reason 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 – eg. a valuation report provided by a certified practicing valuer, sales report, building inspection report, pest control report, building inspection report, pest control report or photographs.

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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