

River Murray Flood

Fact Sheet

Office of the
Valuer-General

What is the Valuer-General's response in valuing a property affected by a natural disaster event?

The Valuer-General has discretionary legislative powers to amend the in-force value of a property that has been materially diminished by a natural disaster, such as the River Murray flood.

Whilst the Valuer-General makes amendments to in-force values following a natural disaster, there is no requirement that rating and taxing authorities adopt those amendments.

Staff from the Office of the Valuer-General (OVG) have worked with various stakeholders, including the Security, Emergency and Recovery Management team in the State Recovery Office. This has assisted in determining which properties have been affected and therefore require an amendment to value.

What communication has the Valuer-General had with affected Councils, SA Water and RevenueSA?

The OVG has maintained close communication with the rating and taxing authorities and informed them of the adopted valuation approach.

All rating authorities are in receipt of amended values for the current 2022-2023, effective from 1 January 2023.

What does it mean for my 2022-2023 property value if my property is materially diminished?

The Valuer-General has reviewed property values for the 2022-2023 financial year. As mentioned, rating and taxing authorities have discretion to choose whether they adopt these value changes.

Any value changes are effective from the date of the event, which the Valuer-General has determined as 1 January 2023, and not for the complete financial year.

Any billing queries you have will need to be directed to the relevant authority.

Can I object to my adjusted 2022-2023 property value?

The values amended as a result of the flood and for the current year are undertaken under a specific provision of the *Valuation of Land Act 1971* and there are no objection rights attached to those changes.

What does this mean for my 2023-2024 valuation?

The values for 2023-2024 financial year give consideration to the market in 2022. The date of valuation is 1 January 2023, and these values are in force from 1 July 2023.

Consideration has been given to amended values in 2022-2023 with relevant market adjustments made to 2023-2024 values.

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

www.valuergeneral.sa.gov.au
OVGenquiries@sa.gov.au

General Enquiries: 8423 5000
Valuation Enquiries: 1300 653 346



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What if I don't agree with my 2023-2024 value?

Valuations that are determined and in force for 2023-2024 financial year can be objected to.

Property owners may object to the valuation referred to on rating and taxing notices (for 2023-2024) in writing to the Valuer-General.

An objection must be received by the Valuer-General within 60 days from the first notice received from each rating authority.

Objections can be lodged via:

- the Valuer-General's website www.valuergeneral.sa.gov.au
- email to OVGobjections@sa.gov.au
- post to Reply Paid 1354, Adelaide SA 5001
- in person (to Land Services SA, Level 9, 101 Grenfell Street Adelaide) using the application form available on the Valuer-General's website.

Can I get visibility of my 2023-2024 value before the start of the financial year?

The Valuer-General's values for 2023-2024 were gazetted on Thursday 30 May 2023.

From this date, property owners can obtain proposed valuation information. Noting that these values are subject to change until midnight 30 June when the values for 2023-2024 are in force.

Property owners can phone the Land Services SA call centre on 1300 653 346 to obtain their proposed values for 2023-2024.

It should be noted that objections to proposed values will be accepted before they are in force, however will not be actioned until after 1 July.

Where can I obtain further general information?

The government has provided reliable and up to date information from various departments. Visit www.sa.gov.au/floods for greater detail.

Information from the Office of the Valuer-General can be located at www.valuergeneral.sa.gov.au

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