



Office of the
Valuer-General

Year in Review

2019





Year in Review

We acknowledge and respect Aboriginal Peoples as South Australia's First Peoples and Nations, we recognise Aboriginal peoples as Traditional Owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance. We pay our respects to their ancestors and to their Elders, and extend that respect to all Aboriginal and Torres Strait Islander peoples.

Welcome.

As Valuer-General for South Australia, it is a pleasure to present my inaugural Year in Review (Calendar Year 2019) and the Date of Valuation 1 January 2020 for release in the 2020-21 Financial Year.

My independent statutory role is crucial to ensure a fair and equitable process is in place to accurately value your land and buildings. Our front door is always open – my focus is to ensure you understand who we are, what we do, how we do it and why it's so important.

It has been just over 12 months since I started as Valuer-General and what a time it has been. We have seen great changes to the Adelaide skyline, challenging drought conditions for many of our farming communities, along with devastating bushfires and economic disruptors.

I'd like to personally thank and acknowledge my wonderful team – who always display genuine care as they manage impacts to the community. My team is welcoming, patient and adaptive to evolving challenges and we're all genuinely excited about our plans for the future.

My Commitment

My purpose as Valuer-General is quite simply, integrity.

Valuations are used by rating and taxing authorities – my fundamental commitment is to ensure that valuations are fair, equitable and free from influence, whether by land owners or the State. I take this responsibility very seriously and at times, my independence requires difficult decisions, the implications of which are not always popular.

Response To Unprecedented Times

In late 2019 and up to the Date of Valuation 1 January 2020, our State experienced horrific bushfires.

Collaboratively with the State Recovery Office, Local Government and Land Services SA, we worked around the clock to collect and collate information, listen to concerns and adjust valuations. Thank you to everyone involved in the correction to the values of affected properties.

As I write this, it is difficult to believe that the global impact of COVID-19 makes the tragic fires seem so long ago. But against such odds, our State has shown remarkable resilience, and as a relative newcomer (six years now), it makes me so proud to call South Australia home.

This unprecedented disruption led to my decision to defer the value adjustments associated with Cycle 2 of the Revaluation Initiative to the 2021-22 Financial Year. This decision was not taken lightly, and although the work was all but complete, the deferment will no doubt be in the best interest of fair values in the coming financial year.

While these events have led to deferrals in the Revaluation Initiative, the annual General Valuation process has taken place as normal.

Milestones

In 2019, we continued our focus on transparency and equity by providing the community with current and clear information. To foster a greater understanding of process and peoples' rights and responsibilities, we developed new animations, fact sheets and improvements to our website. My commitment to clear and transparent communication will continue throughout 2020 and beyond.

Cycle 1 of the Revaluation Initiative was also delivered for the 2019-2020 financial year. I welcomed community feedback and in response, published the Project Plan Summary on 3 September 2019. This detailed information directly addressed the complex program to mitigate confusion and misinformation. I encourage you to take the time to read it.

Aligned with our focus on transparency and equity, my first ever Year in Review provides detailed, clear and informative insights into my independent role and oversight as Valuer-General.

I hope that when we release my next Year in Review, the world will be healing and that we are all safe, healthy and happy.

Until then, take care.

Katherine Bartolo
Valuer-General
of South Australia



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1. About us



An aerial photograph of a city at sunset, showing a dense residential area in the foreground, a large green park in the middle ground, and a city skyline in the background under a hazy, orange-tinted sky.

1. About us

The Valuer-General is an independent Statutory Officer, maintaining accountability and ownership over the valuation roll.

The Valuer-General is a statutory appointment by the Governor under the *Valuation of Land Act 1971*, with the Office of the Valuer-General sitting within the Department of Planning, Transport and Infrastructure. The *Valuation of Land Act 1971* is committed to the Minister for Transport, Infrastructure and Local Government, the Hon Stephan Knoll MP, who is responsible to Parliament in respect to the administration of this Act and for issues arising under it.

The role of the Valuer-General is to provide fair and equitable valuations for properties in South Australia – in accordance with the *Valuation of Land Act 1971*, to deliver service excellence and maintain accountability and ownership over the valuation roll.

The Office of the Valuer-General assists the Valuer-General in providing regulatory oversight and management of the various services undertaken by the service provider (Land Services SA), ensuring the integrity of the valuation roll, service delivery and the independence of the Valuer-General.

2019 highlights*

\$448.7b

total State Capital Value
for the 2020-2021
General Valuation

\$271.3b

total State Site Value
for the 2020-2021
General Valuation

2.48%

Site Value Change
2019-2020*

\$148.25m

highest sale transaction

12,716

parcels created

2.18%

Capital Value Change

*Statistics were derived in May 2020 from data held in the South Australian Integrated Land Information System (SAILIS). Some data prior to 2019 is from historical reporting that contains minor classification differences.

Our Purpose

To safeguard the interests of South Australians by ensuring the integrity and accuracy of Property Valuations.

Integrity is the cornerstone of all that we do, but what does that mean for you?

If you're a land-owner, tenant, the Council or Government, it means that the value of your property is free from influence - ensuring rates and taxes are collected on a fair and equitable basis.

There are always circumstances that might affect value – or change the amount of rates and taxes payable. People experience difficulties throughout their personal and professional lives, placing pressures on their finances.

At a global level, the Global Financial Crisis, Brexit, Trade Wars, and most recently, the COVID-19 pandemic have disrupted our economies.

More locally, we have experienced bushfires that devastated our nation. There is also the “business” of life – seemingly always ready to throw a curveball at the most inconvenient of times.

If at each of those instances, a value was shifted here and there to accommodate those circumstances, over time, the foundation of fairness and equity would be entirely eroded.

Thus, while the outcomes determined by the Office of the Valuer-General may not always be palatable, they are undertaken – every step of the way – to protect that integrity and by consequence, every rate and taxpayer they impact.



Our Strategy

It is important to ensure that our community, all of whom are impacted directly or indirectly by our valuations, receive the highest level of service.

The Office of the Valuer-General has a variety of functions which provide a service to the community, customers (rating and taxing authorities) and stakeholders (government agencies). The delivery of excellent service to customers and stakeholders is to ensure the delivery of accurate valuations.

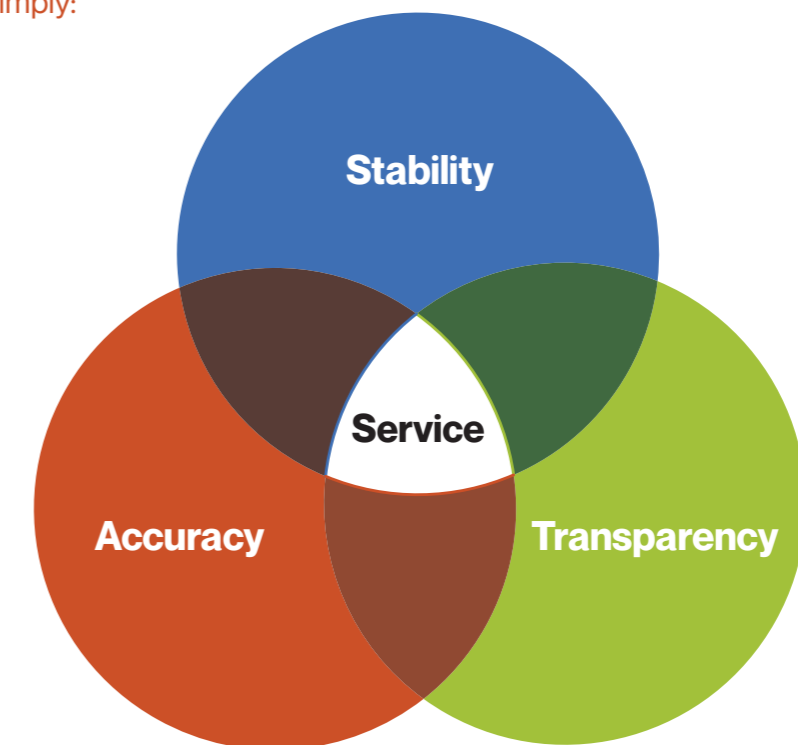
The provision of accurate valuations allows for fairness in collections from the community by our customers. Transparent operations with our stakeholders ensures accurate outcomes.



The commencement of the current Valuer-General in January 2019 followed the commercialisation of the State Valuation Office in 2017, and the introduction of Land Services SA as the exclusive service provider of valuation services.

The combination of these events afforded the opportunity to develop a Strategic Plan that will serve our community for the next five years, with service at the very heart of it.

The strategy is simply:



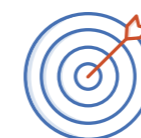
What we aim to do

The primary objectives are as follows:



Transparency

Improve community confidence in the Office of the Valuer-General by promoting a customer-centric approach to the dissemination and collection of information.



Accuracy

Identify and implement replicable and adaptable programs to ensure quality and accuracy.



Stability

Ensure the retention of corporate knowledge through strategic succession planning and recruitment initiatives - fostering learning and development opportunities and skills mapping.

Key actions

We are very proud of the progress we have made in our key actions since the strategic plan was launched on 18 August 2019. However, we can, and must, always strive to do better.

While a stakeholder engagement process surrounding Policy has been created, the development of policy is an in-depth and time intensive process. Thus far, the opportunity to engage with the community around Policy has not yet arisen.

The Office of the Valuer-General has undertaken preliminary reviews and adjustments to our correspondence, fact sheets and web content. These reviews and improvements will continue – always with the goal to enhance our service.

The key actions and their current status determined in our Strategic Plan are as follows:

Transparency	Stage
Implement a stakeholder engagement process for Policy	Complete
Enhance quarterly reporting for public distribution	In development
Production of an Annual Report at completion of the General Valuation	Complete (Year In Review)
Develop an online library of documents for public visibility	Commenced and ongoing
Provide clarity around communication methods and responsibilities	Commenced and ongoing

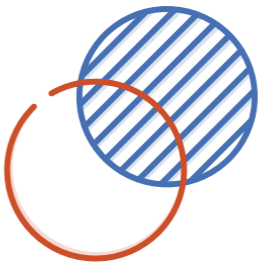
Accuracy	Stage
Develop a robust annual Audit program	Commenced and ongoing
Develop a Policy inception and review framework	Commenced and ongoing
Promote learning and development opportunities to enhance skills	Commenced and ongoing
Develop guidelines around engagement of the Office of the Valuer-General in an Advisory capacity for stakeholders	Commenced
Engage external valuation consultants where necessary	Commenced and ongoing

Stability	Stage
Foster an inclusive and collaborative professional environment	Commenced and ongoing
Implement succession planning	Commenced
Promote engagement between the Office of the Valuer-General and Land Services SA	Ongoing
Develop a skills matrix	In development
Engage with the wider Public and Private sector	Commenced and ongoing

Accountability

Some of the key actions overleaf and accountability measures below are well advanced, whereas others are less developed. This is largely owing to diverting our efforts in response to other events such as the bushfires, Revaluation Initiative (RI) program changes and COVID-19.

As matters settle into the latter half of 2020, we anticipate reinvesting in our plans for the future.



Transparency

- Develop a client, customer, stakeholder survey.
- Measure impact of the strategic change following provision of feedback.



Accuracy

- Measure improvement over historical averages on objection rates.
- Monitor statistical outputs and reporting.



Stability

- Measure improvement through annual staff engagement surveys.
- Measure efficiencies through tech solutions.

Land Services SA



Land Services SA was appointed as the exclusive service provider to the South Australian Government for a range of transactional land and property valuation services previously delivered through the Lands Titles Office and State Valuation Office in October 2017.

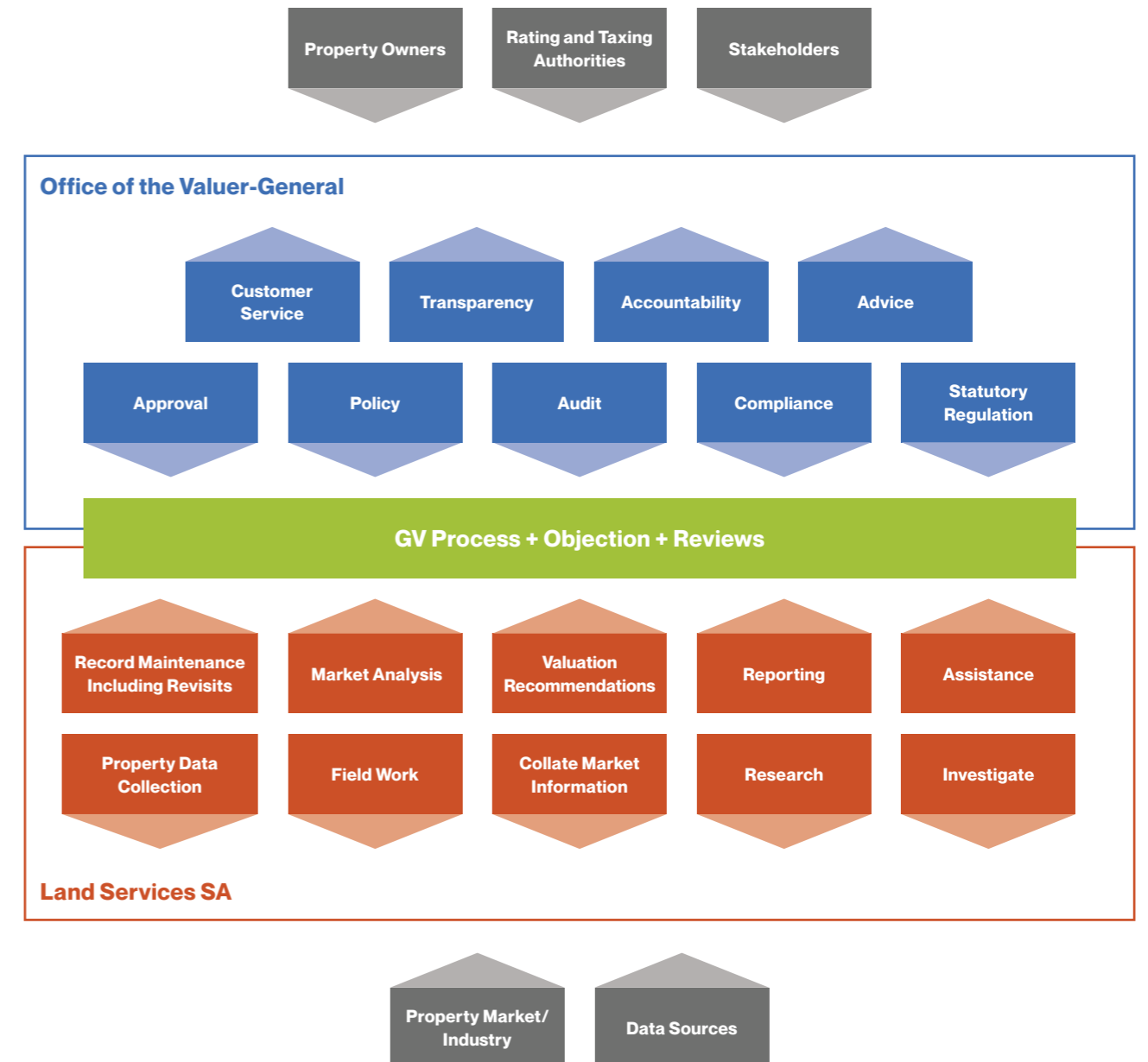
As a trusted partner of the State, Land Services SA (LSSA), on behalf of the Valuer-General, undertakes the research and analysis which informs the General Valuation on 1 January each year.

The Valuer-General retains the independent and Statutory ownership of the valuations. In addition, it is the responsibility of the Valuer-General and her Office to ensure that the valuation services delivered by LSSA are to the highest possible standard and align with her valuation policy directives, thus ensuring the integrity and accuracy of valuations adopted.

LSSA also support the Valuer-General through a range of customer service and communication activities. When property owners contact the Valuer-General using the details provided on the back of their Rates and Tax notices, they are directed to LSSA Customer Service Team, where their friendly and professional staff address the owner's enquiries and engage with the Office of the Valuer-General as necessary.

Together, the Office of the Valuer-General and LSSA have embarked on a series of initiatives to refine and enhance the experiences of residents, landowners, tenants and statutory authorities. A proof of concept for a technology platform designed to ease communications, smooth processes and increase transparency is well underway. Process and literature reviews are being undertaken on an ongoing basis to increase knowledge and visibility.

The Office of the Valuer-General and LSSA are at the beginning of a long-term service provider partnership. We are building a strong and collaborative environment that gives the Valuer-General and consequently, South Australians confidence in the future.



2. What we do



2. What we do

The functions of the Office of the Valuer-General are to support the Valuer-General with her Statutory roles and responsibilities – which in turn provides service to our whole community.

The Office of the Valuer-General team members are dedicated to performing above and beyond to deliver the best possible service to the community. Below is a description of how different teams within the office works to serve you.



Audit



Revaluation Initiative



Governance



Statutory, Client & Administrative Services



Advisory



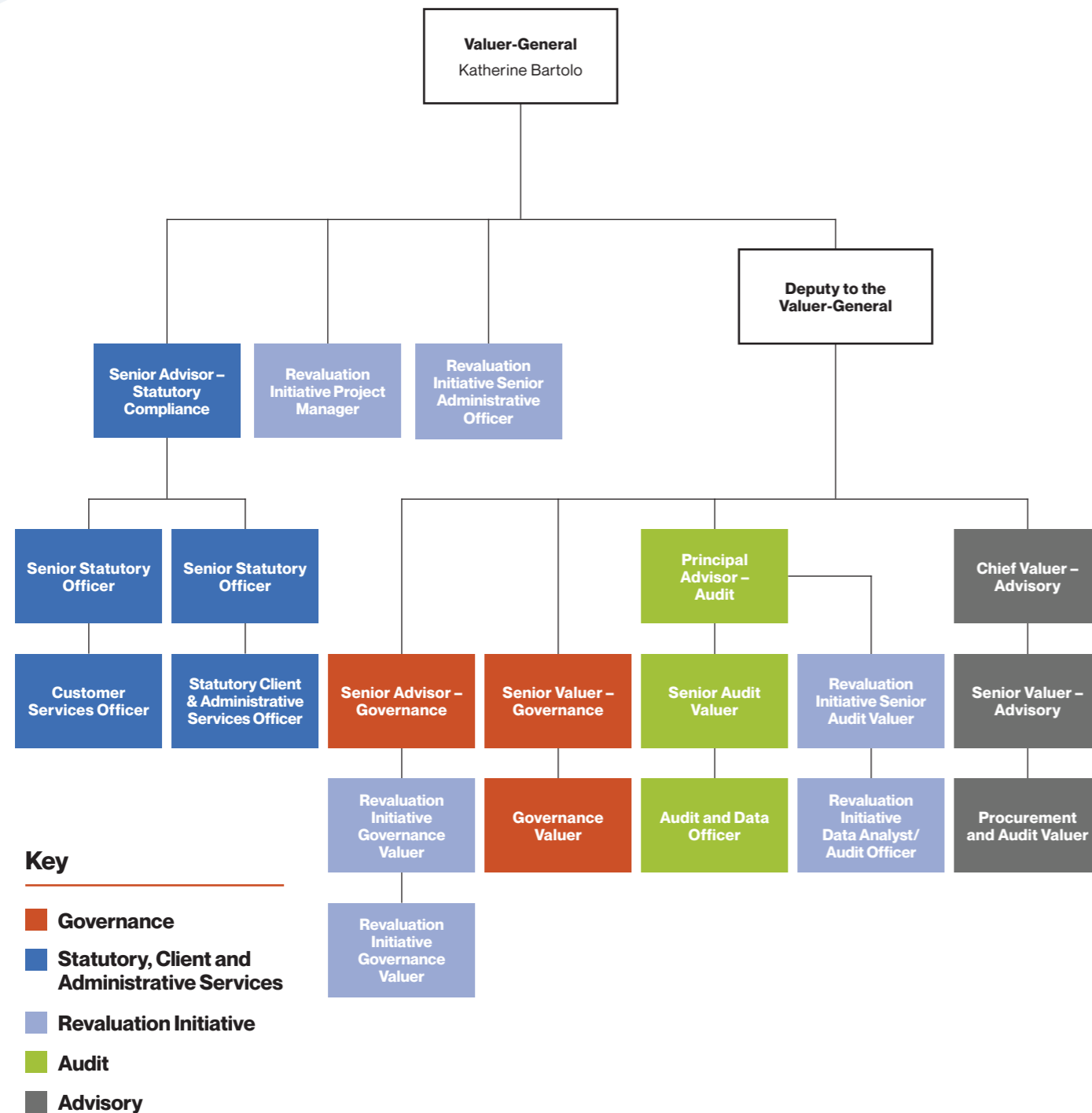
Deputy to the Valuer-General

Anthony (Tony) Smit has been with the Office of the Valuer-General – under its different guises – since the mid 2000's and has had broad exposure to all facets of the organisation, different property types and valuation methodologies and geographic regions of our State, including experience in valuation work outside the public sector.

He has been instrumental in supporting the development of expertise essential to this Office. His tenure and passion has fostered the accrual of extensive knowledge around case law, precedent and policy development.

Tony is well known among our stakeholders for his extensive knowledge, a willingness to help and commitment to integrity.

Organisational Structure



Team Descriptions



Audit

The Audit team provides support to the Office of the Valuer-General through audit and data provision activities which seek to ensure accuracy, transparency and reliability. The team applies focused resources to a number of key activities across the year, driving efficient outcomes focused on improvement.

Audit responds to queries from the public, media, rating and taxing consumers, as well as other interested parties. Accuracy is supported by regular, programmed reviews of proposed valuations. Spatial tools and internationally adopted statistical measures are employed to ensure both accuracy and relativity of assessed values.

Audit regularly engages with LSSA to ensure valuation work conducted, and the methodology applied by the service provider is of an acceptable standard to the Valuer-General. Compliance checks with contracted service level obligations are regularly undertaken for compliance and to ensure confidence in the service provider model.

Property markets are constantly on the move. Sales evidence utilised within the General Valuation, Objection and relativity processes is also reviewed to ensure only appropriate market evidence is being utilised. The South Australian community is kept up to date on residential property market movements through the quarterly sales statistics (prepared by the team). These documents are publicly available through the Data SA open data directory:

data.sa.gov.au/data/dataset/metro-median-house-sales

The team provides the data to assist research in universities, as well as State and Local Government agencies. The team and the Office of the Valuer-General, is also able to assist the public by providing guidance on where to obtain information pertaining to the South Australian property market.



Revaluation Initiative Team

The Revaluation Initiative is a significant project, currently being undertaken by LSSA on behalf of the Valuer-General. The research and analysis is being carried out by LSSA, however, the success of the project is dependent on the oversight by the Revaluation Initiative team within the Office of the Valuer-General.

In addition to the Office of the Valuer-General Project Manager for the Revaluation Initiative team, the project is aided by Audit, Data Analytics, Governance and Administration staff, who ensure the integrity of the project outcomes.



Governance

Good governance is central to the culture of the Office of the Valuer-General and is a key feature of any successful modern organisation - especially in promoting the objectives of fairness, transparency and accountability.

The Governance team supports the Valuer-General in the pursuit of these objectives and the principles required to maintain the independent, legal and ethical standing of the Office in the eyes of statutory clients, stakeholders and the wider community.

Staff working in this function are qualified professionals, with broad valuation expertise and customer service experience. The team supports the Valuer-General in providing effective regulatory oversight of LSSA, under the commercial model responsible for delivering valuations required for rating and taxing purposes.

The Governance team provides the foundation for the provision of accurate valuations and principled decision making, supporting fairness in property based taxation. Decision making that is considerate of people, and responsive to the constant change associated with the world we live in.

At a strategic level, the team supports the creation of policy, guidelines and direction guiding the valuation process and its outcomes - to regulate service providers and maintain clarity and consistency.

On a daily basis it involves ensuring compliance by LSSA with contractual requirements for the services and recommendations they are expected to deliver, and exercising the Valuer-General's authority inside the objection process and other powers provided under legislation. This includes ensuring the data collected from the community by LSSA using legislative powers are consistent with doing their valuation tasks, not unreasonable, treated in a confidential manner and not misused.

As part of working collaboratively within the wider Office of the Valuer-General team, the Governance team are involved with the Audit function to progress and deliver the annual General Valuation, and the Statutory Administration function to resolve queries raised by property owners, along with providing technical assistance in the Review by Valuer and South Australian Civil and Administrative Tribunal (SACAT) process.

Land Services in this State was commercialised in October 2017, part way through the preparation of the 2018-2019 General Valuation, and in the three General Valuations since this generational reform, the Governance team has developed and evolved, fostering greater transparency and seeking further improvements, as well as providing stability in processes within the Office of the Valuer-General as staff grow into their roles and embrace the diversity of tasks associated with this team.

The Year in Review has seen reform in transparency with the publication of the Valuer-General's policy online dpti.sa.gov.au/land/office_of_the_valuer_general/policies_directions_and_guidelines, with a process now put in place that incorporates greater consultation and feedback in their development.



Statutory, Client and Administrative Services

The Statutory, Client and Administrative Services team ensures high-level customer service delivery and timely and accurate administration of the valuation grievance process, along with the provision of executive administration support to the operations of the Office of the Valuer-General.

Legislative compliance is a key part of the team's role, ensuring the grievance process and any issue lodged with our office is compliant with our statutory obligations and processes.

The teams' role in the grievance process involves the administration of the Objection and Review by Valuer process, in addition to matters that are lodged with the South Australian Civil and Administrative Tribunal (SACAT).

This team is the first point of call for a number of matters, ranging from customer and stakeholder enquiries and liaison with our service provider, LSSA, through to reporting and preparation of briefings for departmental Executives, the Minister, Parliament and Cabinet.

All areas of the teams' responsibility come with a range of duties, including research, interpretation of valuation data and reports, provision of complex administrative and executive reporting and ensuring enquiries are dealt with promptly.

In-house, the Statutory, Client and Administrative Services support our office with day-to-day management of administration, human resources and financial matters.

Whilst they may not be valuers, their valuation knowledge and understanding of the varied areas of our business is invaluable to our community in ensuring processes run smoothly and accurate information or advice is provided in a timely manner to property owners and statutory clients.



Advisory

The Advisory team ensures steadfast assurance and ongoing value to the Government through the provision of valuation services and advice.

The Advisory team are a conduit to the valuation industry and Government agencies. Their knowledge and input enables a collaborative practice which enhances all functions of our office - through skills development, communications and awareness.

They undertake a range of valuation services and functions which are broadly categorised as follows:

- **Procurement | Review | Endorsement of Valuation Services** – Procurement of external valuation services on behalf of Government Departments and Agencies, including Review and Endorsement of these external valuation services (i.e. formal quality assurance – “fit for purpose”).
- **Compulsory Acquisition Estimates** – Preliminary Property and Tenancy Acquisition Estimates for Road, Rail, Infrastructure and Development Projects.
- **Valuation Services** – Reporting on Market Value, Market Rent, Market Licence Fee, Fair Value, Insurance Value, Easements and Unit & Lot Entitlements.
- **Portfolio Management** – Asset Valuations for Financial Reporting purposes.
- **Insurance Valuations** – Insurance Valuations for State Government Assets and Specialist advisory services to SAicorp.
- **Advisory/Consultancy Services** – including Ministerial Advice, Policy Advice and Strategic Papers.
- **Rental Assessments** – including Pastoral Rent Program, SA Housing, Education Facilities and Shack Sites.
- **General Valuations** – Assisting the Valuer-General including Representation at the SACAT including preparation of Valuation Reports and attendance at Conferences and/or Engagement as an “Expert” by the Crown Solicitor’s Office, Attorney General’s Department.



How

The annual General Valuation is an ongoing, overlapping cycle.

There are just over 915,000 properties in our State, each requiring a Site Value and Capital Value (including a number of occupancy assessments e.g. an office building with many tenants). This is getting close to 1.85 million valuations determined by the Valuer-General every year and is constantly growing as our state continues to grow.

If you could physically inspect 10 properties per day, that would be 50 properties per week, or 2,600 per year – which is only 0.28% of all the property in the State!

That would mean 352 valuers working round the clock – which is not only impossible, but not sensible or necessary.

Mass appraisal is the primary valuation methodology adopted in South Australia and across many parts of the world. Through the course of the year, Land Services SA collect data, undertake research and analysis with the aid of sales evidence and market reports on behalf of the Valuer-General.

Properties that are similar in nature, possibly due to locality, land size, property type, vintage, size of equivalent main area and use are grouped into sub-market groups.

The research and analysis is utilised to indicate how the market has performed relative to each of those sub-market groups. The result of such analysis is the adoption of an index which is applied to every property within that particular group. There are over 2,400 sub-market groups in South Australia and whilst some might have similar indices applied, each and every one is analysed separately.

There were over 35,000 sales in 2019 which were suitable as evidence. Some sales are excluded, for example, when the transfer is in name only for estate purposes. All of this work then feeds into the cycle outline below.

The **Date of Valuation is 1 January** each year. It is reflective of how the market has performed in the prior calendar year and the circumstances as at the date of valuation. This **Year In Review relates to the Calendar Year of 2019** for the **Date of Valuation 1 January 2020**.

To ensure the valuations are as current and accurate as possible, analysis and the application of indices is ongoing - even after the Date of Valuation, as sales that occur may not settle till some months later.

The Valuations then undergo extensive quality assurance and audit checks by the Office of the Valuer-General. As this is occurring, investigations are also undertaken relating to new improvements – these are called Revisits. There are approximately 50,000 of these undertaken every year.

Audit measures include a series of statistical measures to conform to set parameters. There are International guidelines and long adopted and refined practices that inform those parameters. One such measure is the Median Sales Ratio. This is a measure of where values on the valuation roll compare to recorded sales prices.

As our market is not always perfect and impartial, and occurs over a period of time with seasonal, and other influences, some values may sit above or below sales prices.

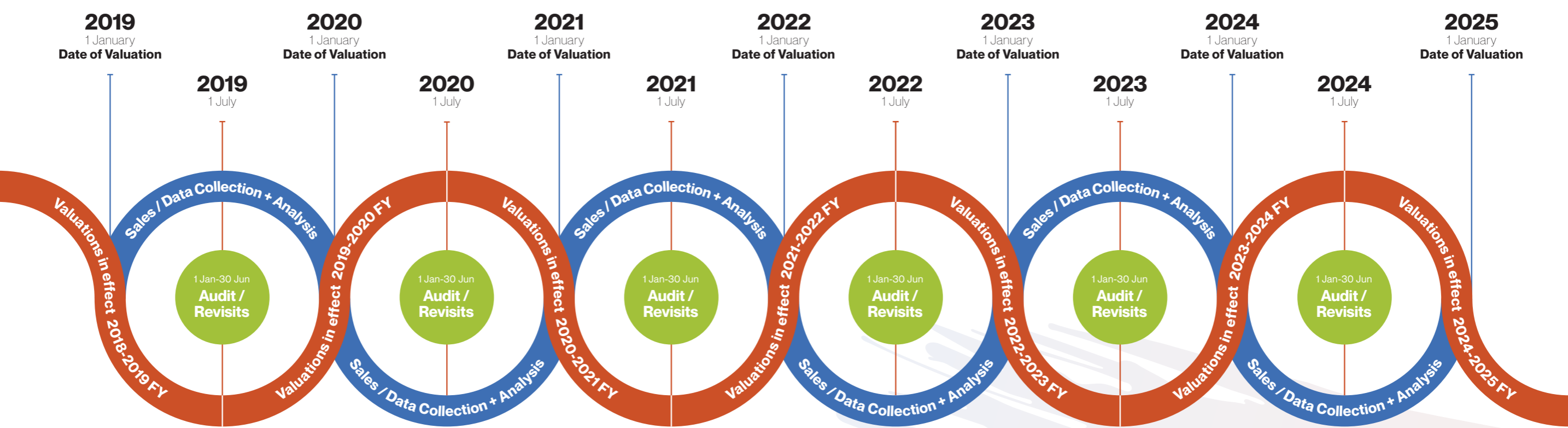
The rating and taxing authorities receive regular updates on the proposed Valuations during the period of January to June – which aid in their budget and planning considerations. The Valuer-General declares the Valuation Rolls as complete on the last Thursday in May and they ‘come into force’ at midnight on **30 June 2020** – though Council can nominate their date of adoption in accordance with their own legislation. The Valuations are then in place for the Financial Year.

Whilst quality assurance, audit and revisit activities are being undertaken, work has already commenced in data collection, sales analysis and research in preparation for the next year.

The market in Calendar Year 2019, is for the Date of Valuation 1 January 2020 which influences your rates and taxes for the 2020-2021 Financial Year.

It is understandable then that this leads to some confusion. It can be challenging, particularly in the circumstances of early 2020 why rates and taxes don't match the circumstances at the date you receive your rating and taxing notices from your Council, SA Water and RevenueSA. The Office of the Valuer-General and LSSA are here to help with your enquiries.

Annual General Valuation Cycles



How

Land Use Codes

To assist in the valuation process, the Valuer-General maintains a Land Use Code (LUC) for each assessment. These LUC's are not part of the Valuation Roll and do not exist in the *Valuation of Land Act 1971*.

Various rating authorities use the Valuer-General's LUC's to assist them in administering their taxing statutes, especially where land use plays a part in determining rates and taxes.

There are over 700 LUC's utilised by the Valuer-General outlined in the Land Use Codes Manual: dpti.sa.gov.au/land/office_of_the_valuer_general/resources/glossary_of_terms

The valuer will select the LUC that reflects the **predominant use*** of the land.

Land Use Codes are a 4 digit code:

The first digit is the Primary Code, with the other 3 digits used for additional detail.

LUC Primary Codes



0: Open



1: Residential



2: Commercial



3: Industrial



4: Vacant Land



5: Institutions



6: Public Utilities



7: Recreation



8: Mining
and Quarrying



9: Primary
Production

Determining LUC

A range of factors are considered in determining the predominant use of the land, including:

- Economic use of the land
- Comparative extent of the use of land (intensity of use – either the demands on the land or upon the labour to maintain it)
- Activity conducted on the land gives the land the character of being mainly used for that activity
- Predominance of the activity must be of such a degree as to impart that character to the parcel as a whole.

Utilisation of LUC

The Valuer-General's view of land use assists various rating authorities in administering their rating and taxing statutes where land use plays a part in determining this, such as:

- Emergency Services Levy
- Council rates (if used for differential rating)
- Sewerage and Supply charges (commercial) determined by SA Water
- Natural Resources Management Levy (if the levy is based on land use).

Valuer-General's LUC additionally plays a role in assisting RevenueSA

- Consider exemptions to Land Tax
- Consider what is Qualifying Land for Stamp Duty purposes.

* This is not necessarily the same as the highest and best use.

What do we value

The Valuer-General has responsibilities for valuing estates, or interests in land, as part of a General Valuation for rating, taxing and other advisory purposes.

Dealings with land, including sales, means a dealing with an estate or interests in land, and not with the actual land itself.

An estate in land includes buildings, structures and other improvements affixed to it; trees, the soil beneath the surface, as well as the airspace and water over it. This is often referred to as 'real property', as opposed to 'personal chattels' which do not form part of an estate in land.

Personal chattels, such as water licences, are not included in valuations undertaken by the Valuer-General.

General Valuation

For the General Valuation, it is a general principle that a valuation will be undertaken for each separate, saleable parcel of land that is subject to separate ownership. That said, there are instances where land will be valued conjointly with other land, as part of one single assessment, or for a portion of land that is often associated with a separate physical occupation.

The Valuer-General must produce a valuation for an occupancy of land if the Local Government for the area chooses to rate on this basis in accordance with the *Local Government Act 1999*.

As part of the General Valuation, the Valuer-General is required to determine both a Site Value and Capital Value where they are required for rating and taxing purposes.

Both of these bases of valuation are often referred to as statutory valuations, their definitions are provided by way of legislation, and they both require the unencumbered estate in fee simple in the land to be valued, also referred to as a freehold interest.

This means the Valuer-General can value land as part of the General Valuation assuming it can be sold, even if the taxpayer cannot sell their interest in the land. Also if the interest in the land is restricted or encumbered in a manner that reduces its values, this can be ignored unless the restrictions are as a consequence of general laws, such as zoning restriction under the *Development Act 1993*.



Site Value

In determining a Site Value it must be assumed that certain improvements had not been made, such as buildings, wells, dams and the planting of trees for commercial purposes. Improvements considered to be site works, such as the excavation or leveling of the land, are not hypothetically ignored.



Capital Value

The determination of Capital Value will have regard to buildings, fences, site works and other structures that are affixed to the land. However, there are some exclusions that involve plant and equipment, trees and certain infrastructure used in the connection with the provision of electricity, gas, water and sewage.

Advisory Valuations

These are valuations that the Valuer-General undertakes to assist in decision making within Government. They are not statutory valuations, and are not used for rating and taxing purposes.

This advice may involve the valuation of both freehold and leasehold interest in the land, as well as other interests such as easements for purposes such as disposal, acquisition, financial reporting and insurance.

The basis of valuation that is used depends on the advice required, and includes such valuations as widely-used market value, fair value for financial reporting and reinstatement value for insurance.

What our values are used for

Property values are used by the State's rating and taxing authorities, including:

- Local Government for council rates
- SA Water for water and sewerage rates
- RevenueSA for the Emergency Services Levy and Land Tax
- Natural Resources Management Levy collected by local government.

Other purposes:

- Setting rental levels for public and community housing
- Determining compensation following the compulsory acquisition of property
- As a guide for property sales and purchases.

3. Updates



Revaluation Initiative

Cycle 2 has been deferred to the 2021-2022 Financial Year to be delivered with Cycle 3

Every year, the Valuer-General undertakes Valuations of all property in the State for the purposes of rates and taxes. The Date of Valuation is 1 January and those Valuations are adopted by the rating and taxing authorities for the upcoming Financial Year.

In the case of the below, the 1 January 2020 Valuations are adopted for the 2020-21 Financial Year.

In the six months between the Date of Valuation and the commencement of the Financial Year, The Office of the Valuer-General with the aid of LSSA undertake a series of activities surrounding quality control and audit and also a revisit program – whereby properties that have had physical improvements, as advised to us by rating and taxing authorities, have their values updated to reflect those changes.

There are certain obligations, delivery milestones and deadlines that are to be adhered to in regards to the Revaluation Initiative. Leading into the new Financial Year, rating and taxing authorities commence their budget planning at the time of this information being released by the Office of the Valuer-General.

As at the Date of Valuation this year, South Australia and Australia were experiencing significant turmoil as a result of bushfires, affecting many nation-wide, representing significant uncertainty in economic terms. We have been working with relevant authorities on adjusting the value of property directly impacted by those bushfires.

The economic uncertainty that was evident as at the Date of Valuation has been clarified in light of more recent events across the world. I don't believe it can be said too often that these are unprecedented times.

For more information regarding the Revaluation Initiative, see the '[Understanding the Revaluation Initiative](#)' document compiled by the Office of the Valuer-General. Or, the [Update from the Office of the Valuer-General](#) released in March 2020.

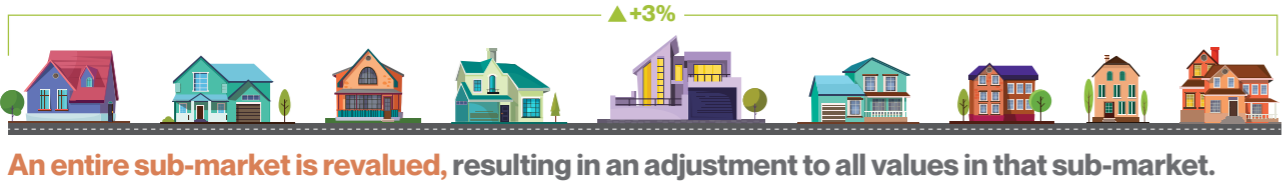
In recognition of that, we have held multiple conversations about what, if any, actions are relevant to be undertaken by the Valuer-General in recognition of those circumstances. As mentioned previously, the options that are available to us are subject to various challenges surrounding delivery milestones and deadlines. rating and taxing authorities rely on the information from the Office of the Valuer-General to take appropriate measures available to them, within their legislative framework in response to the current situation.

Proposed new timeline*

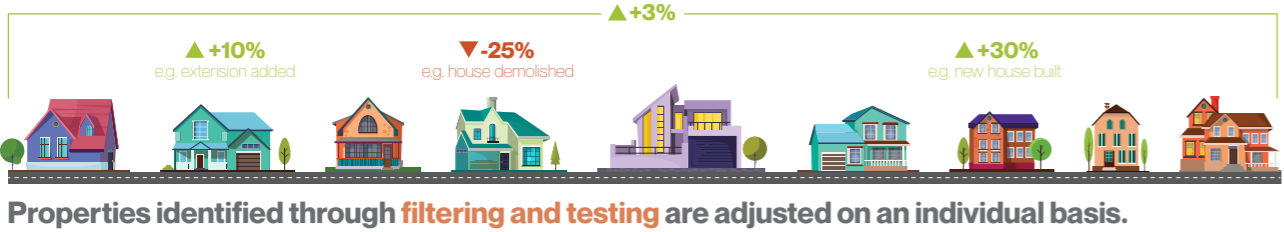
Cycle 1 in effect for 2019-2020 FY	2020-2021 FY No RI Changes	Cycle 2 in effect for 2021-2022 FY	Cycle 3 in effect for 2021-2022 FY
City of Adelaide**	No RI Changes	City of Adelaide*	City of Adelaide
Unley		Burnside	Campbelltown
Walkerville		Charles Sturt	Marion
Adelaide Plains***		Holdfast Bay	Mitcham
		Norwood, Payneham & St Peters	Port Adelaide Enfield
		Prospect	Adelaide Hills
		West Torrens	Onkaparinga†
		Primary Production and Rural Living	Tea Tree Gully†
		Light	Playford†
		Alexandrina	Salisbury†
		Barossa	Primary Production and Rural Living
		Kangaroo Island	Gawler
		Victor Harbor	Mount Barker
		Yankalilla	Onkaparinga
			Playford

* Supersedes the timeline contained within the initial Project Plan
** Due to the complexity of this Area, research and analysis is ongoing and will be delivered in Cycle 3
*** Primary production and rural living only
† Initial testing has suggested that the majority of Residential Site and Capital Values in these areas already lay within reasonable tolerances and as such, for these areas, Commercial and Industrial properties form the primary focus

How the General Valuation works with no Revaluation Initiative



How the Revaluation Initiative works within the General Valuation



Bushfires

Many members of our community have suffered property damage as a result of the devastating bushfires in late 2019 and early 2020. Recognising land owners had greater priorities than concern for their values, the Office of the Valuer-General and Land Services SA set to undertaking those corrections.

The State Recovery Office aided the Office of the Valuer-General and Land Services SA in identifying where people experienced loss to their property – enabling us to automatically make adjustments to property value where appropriate.

Those values have already been communicated to the relevant rating and taxing entities to be adopted (at their discretion) for the 2019-20 valuations. Those impacts have also been considered as part of this annual General Valuation to come into effect for the 2020-21 financial year.

COVID-19

The Office of the Valuer-General understands that many in our community have questions on how COVID-19 will affect property valuations, rates and taxes.

In South Australia, property values for the upcoming 2020-21 Financial Year were determined as at 1 January 2020, meaning that the effect of COVID-19 had not yet impacted the value of your property.

As the COVID-19 pandemic remains a developing situation, the impact on the property market will become apparent as the year progresses. The Valuer-General will then determine a fair and equitable valuation for your property next date of valuation 1 January 2021 for the 2021-22 Financial Year.

There are a number of investigations and engagement with the community to collect information to inform the Valuer-General's valuations for the 1 January 2021 Date of Valuation. Where there are circumstances specific to your property, the Office of the Valuer-General and Land Services SA are available to help.

For more information refer to the Office of the Valuer-General [COVID-19 Response fact sheet](#).



4. General Valuation 2020-21





4. General Valuation

The Valuation of Land Act 1971

The Valuation of Land Act 1971 requires the Valuer-General to make General Valuations of land within the Areas of the State.

'Areas' in this context relates to a municipality or district as described in the *Local Government Act 1999*.

It is required that a Valuation Roll be prepared in respect of each Area and as such, there are many Valuation Rolls – though in colloquial terms, they are often referred to as a single Valuation Roll.

The Valuation of Land Act 1971 requires a General Valuation in each Area at least once in each successive period of five years. In practice, this has been done annually with a Date of Valuation of 1 January. In declaring a General Valuation, all subsequent rights by land owners to, for example, the objection process, is likewise available annually.

The Valuation of Land Act 1971 defines Site and Capital Values to be the amount the land might reasonably be expected to realise upon sale. In effect, what would the market be prepared to pay for this property – assuming a hypothetical vendor and buyer.

There are nuances contained within the *Valuation of Land Act 1971* and the *Valuation of Land Regulations 2005* that the Valuer-General must have regard for. For example, in the case of Capital Value, trees planted for commercial purposes (i.e. a plantation) are not to be included. In the case of Site Value, the Office of the Valuer-General is to assume that buildings and structures are not included, unless those structures are in the nature of site works.

There are many examples, historical precedent and case law, that have informed the manner in which the General Valuation, and other functions performed by the Office of the Valuer-General and the service provider have developed since the creation of the *Valuation of Land Act 1971*.

As mentioned, this Year in Review relates to the **2019 Calendar Year** for the **1 January 2020** Date of Valuation. As such, the values you see upon receipt of your rates and tax notices after 1 July 2020 will be reflective of the market during 2019. The property or real estate market is an ever changing landscape, reactive to macro and micro influences.

Market Influences

In the market, achievable prices and consequently valuations are very much a result of shifts in balance between supply and demand.

If supply levels drop but demand remains good, the value levels will likely lift. If supply levels drop and demand remains static, value levels may flatten. Should supply levels increase and demand drop, value levels are likely to fall.

From a financing perspective, interest rates have been at very low levels for a prolonged period, with little speculation for significant change in either direction. In some instances speculation around matters can have just as much impact to the market as an event. There is always evidence of a decline in market activity around significant events, such as elections.

Whilst the cost of money has remained low, the ability to borrow has become more difficult following completion of the banking Royal Commission in February 2019. The disruption of the Royal Commission was particularly evident in the commercial and industrial sectors, though its influence could be observed across all sectors to differing degrees. In fact, the volume of recorded sales was below average in March 2019 and is reflective of reduced access to funding and market speculation.

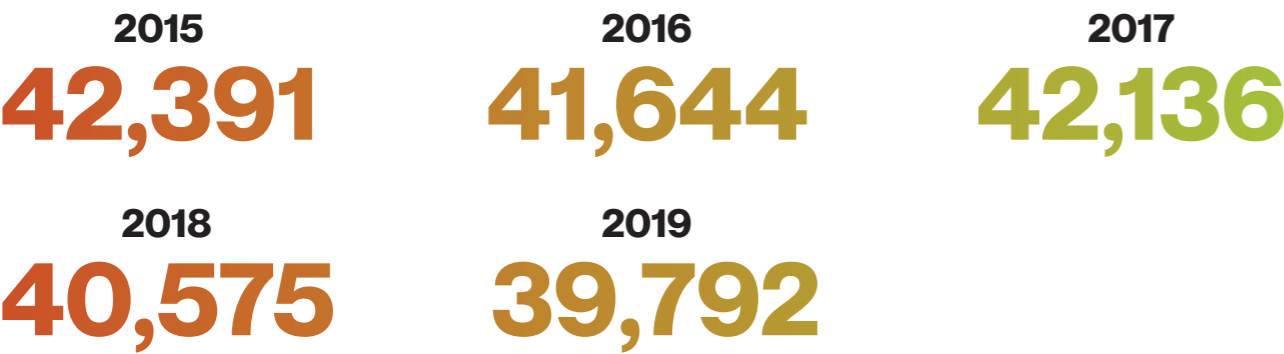
Additional financial considerations relate to the Australian dollar, which weakened in 2019. This did have the advantage of improved international tourism to Australia, with South Australia reporting good growth in this sector – ahead of the national average.

The retail sector has continued in its evolution which has seen changes in how the retail real estate market has evolved with it. Demand from investors and tenants has changed with activity predominantly consolidating around key retail hubs. This evolution has influenced the industrial sector as expansion in e-commerce has attracted attention.

In primary production sectors, domestic and International investment in Australian farm land continued through 2019. This has seen consolidation of land holdings as well, reducing the supply. Demand levels remained good, thus creating an imbalance in supply and demand in favour of vendors, who consequently experienced good growth in rates per hectare. This positive movement through 2019 was also supported by strong commodity prices.

The real estate market does operate much like a living organism, bending and adapting to its environment. The Office of the Valuer-General and LSSA staff have decades of experience to draw upon in interpreting the evidence and conditions of that environment to inform their decisions.

Statewide Sales 2015 – 2019

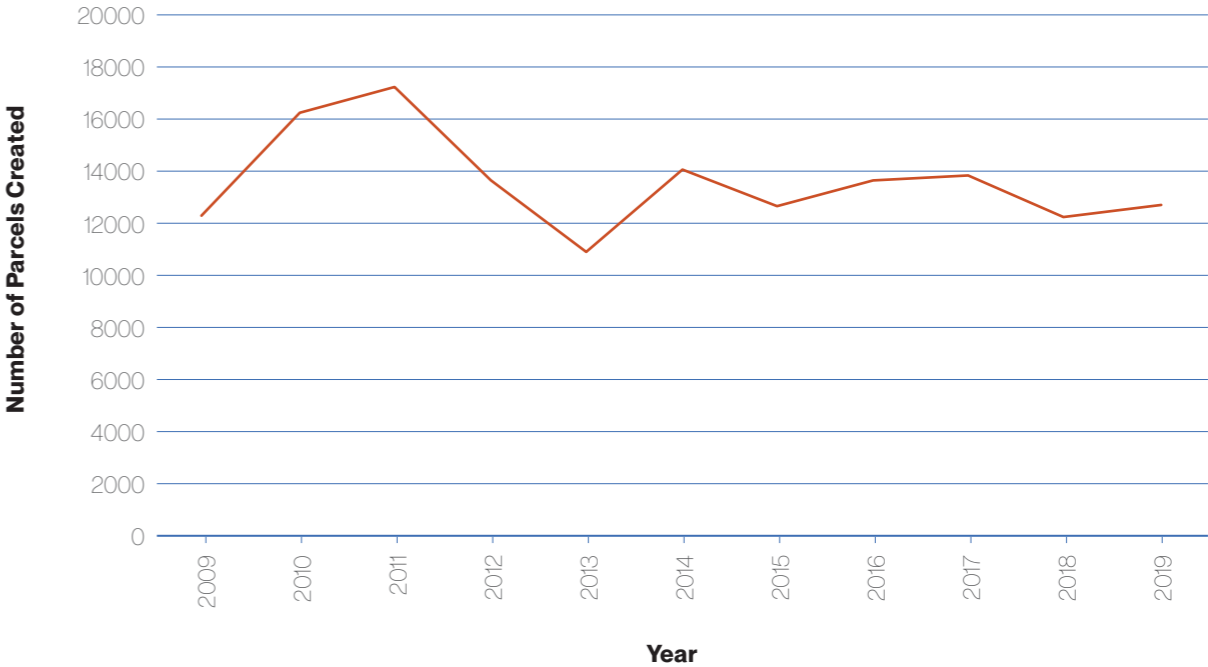


State Summary

Statewide Valuation Records Summary

Year	Residential	Commercial	Industrial	Vacant	Rural	Other	Total
1998	565,732	23,876	3,646	86,880	28,416	34,842	743,392
1999	572,579	24,019	3,667	86,038	28,594	34,894	749,791
2000	580,122	24,224	3,710	85,366	29,056	35,350	757,828
2001	586,601	24,410	3,678	82,690	31,711	35,661	764,751
2002	594,544	24,630	3,637	82,367	32,785	36,678	774,641
2003	603,084	24,809	3,631	62,710	52,437	37,381	784,052
2004	611,817	24,880	3,625	64,145	52,436	38,073	794,976
2005	620,037	25,094	3,564	65,993	52,436	38,712	805,836
2006	628,728	25,355	3,533	66,812	52,608	39,493	816,529
2007	637,405	25,661	3,510	67,357	52,748	40,129	826,810
2008	646,792	26,156	3,479	68,998	52,809	41,098	839,332
2009	657,561	26,476	3,458	69,969	52,873	41,889	852,226
2010	667,507	26,893	3,412	70,761	52,515	42,603	863,691
2011	676,432	27,098	3,371	70,111	52,479	42,950	872,441
2012	684,812	27,369	3,312	68,417	52,442	43,865	880,217
2013	692,207	27,596	3,274	67,309	52,430	44,196	887,012
2014	699,587	27,740	3,247	66,381	52,526	44,798	894,279
2015	707,772	27,947	3,222	65,738	52,584	45,683	902,946
2016	716,560	28,145	3,188	66,215	52,686	46,387	913,181
2017	723,888	28,354	3,149	66,042	52,786	46,846	921,065
2018	732,064	28,556	3,121	65,452	52,808	47,026	929,027
2019	726,559	24,981	10,819	62,272	52,920	33,271	910,822
2020	728,575	24,988	10,846	65,922	53,033	33,293	916,657

Number of Parcels Created Over Time



Top 10 LGA's for new parcel creation in 2019

LGA	2019	10 Year Average
Port Adelaide Enfield	1367	1152
Mount Barker	1230	675
Charles Sturt	1124	1180
Playford	970	997
Marion	963	726
Onkaparinga	731	1009
West Torrens	599	372
Campbelltown	539	402
Salisbury	503	739
Adelaide Hills	392	219

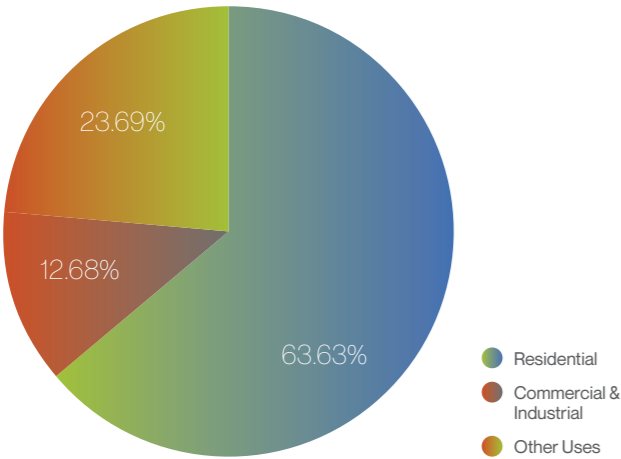
State’s Capital Value

The make up of our State’s property has changed over time.

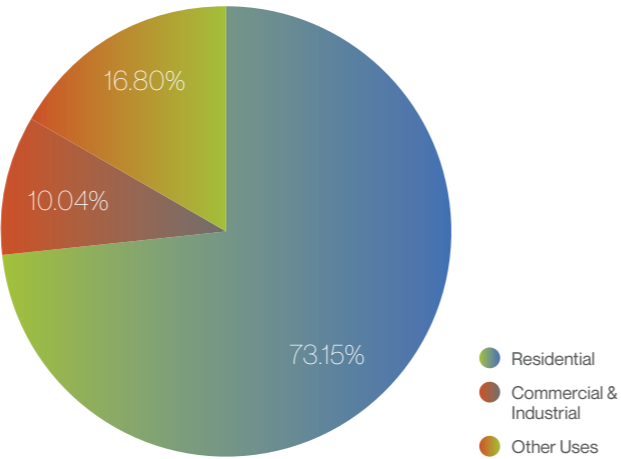
In 1986, non-residential uses accounted for approximately 35% of the State’s Capital Value with the resultant approximately 65% attributed to residential.

When compared to 2012 and again to 2019, the proportion of residential land use to the State’s Capital Value had lifted to 73% in 2012 only to drop slightly in 2019 to 70%, and again for the current 2020 valuations and is reflective of the increased investment in non-residential property assets in our State.

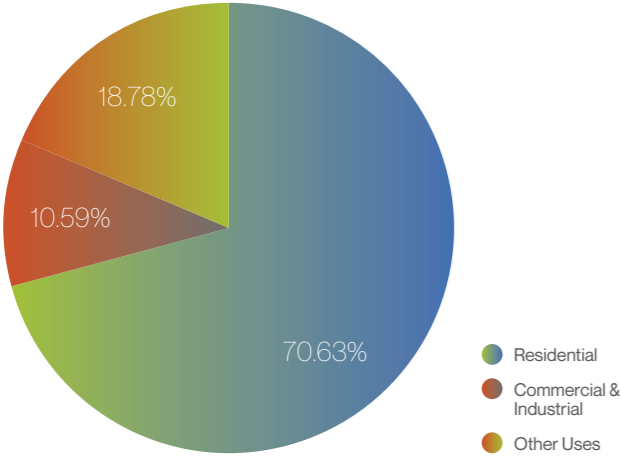
Capital Value Total 1986



Capital Value Total 2012



Capital Value Total 2019



Number of Valuation Records by Capital Value Classification

Classification	Count of Valuation Records (as at 1 January 2020)	Count of Valuation Records %
Residential	687,514	75.00%
Commercial	24,988	2.73%
Industrial	10,846	1.18%
Other	33,293	3.63%
Rural	53,033	5.79%
Rural Living	41,061	4.48%
Vacant Land	65,922	7.19%
Total	916,657	100.00%

It is noted that although Vacant Land is not a Capital Value Classification, it is included here for completeness.

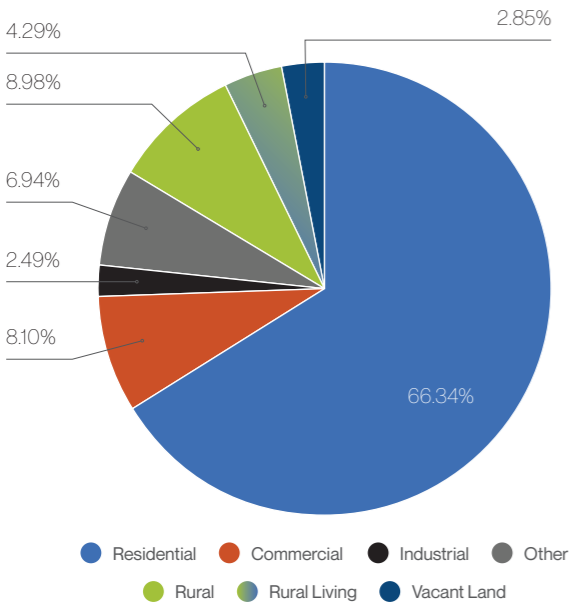
Capital Values performed marginally better than Site Values in 2019 and is reflective of continued building activity.

Capital Values based on Capital Value Classification

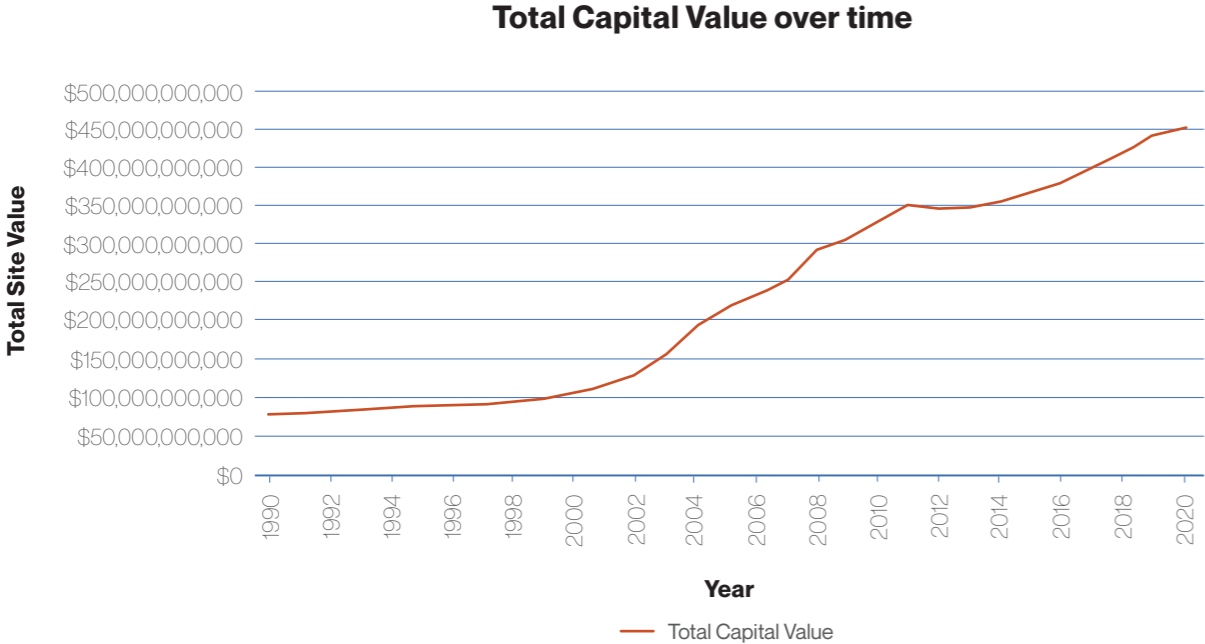
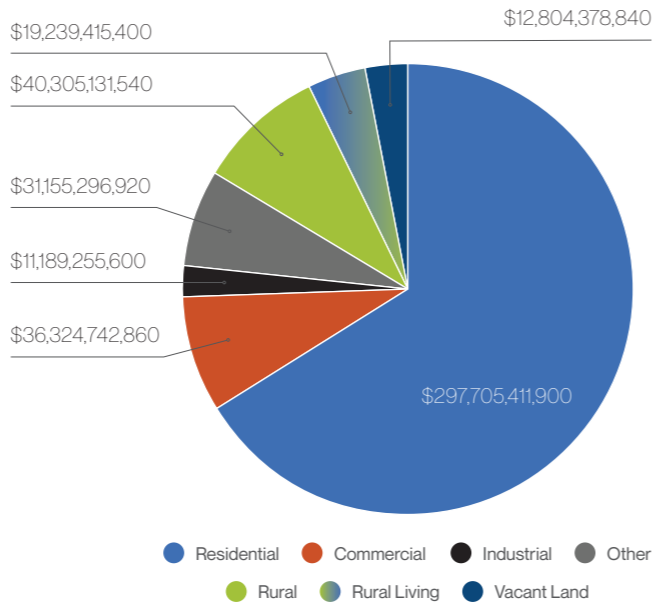
Capital Value Classification	Average Capital Value Movement
Residential	1.68%
Commercial	1.06%
Industrial	1.93%
Other	1.14%
Rural	7.96%
Rural Living	4.19%
Vacant Land	0.77%

* Capital value is the value of a parcel of land including structural improvements such as buildings, wells, dams and reservoirs, and planting of trees for commercial purposes.

Total Capital Value % as at 1 Jan 2020



Total Capital Value as at 1 Jan 2020



State's Site Value

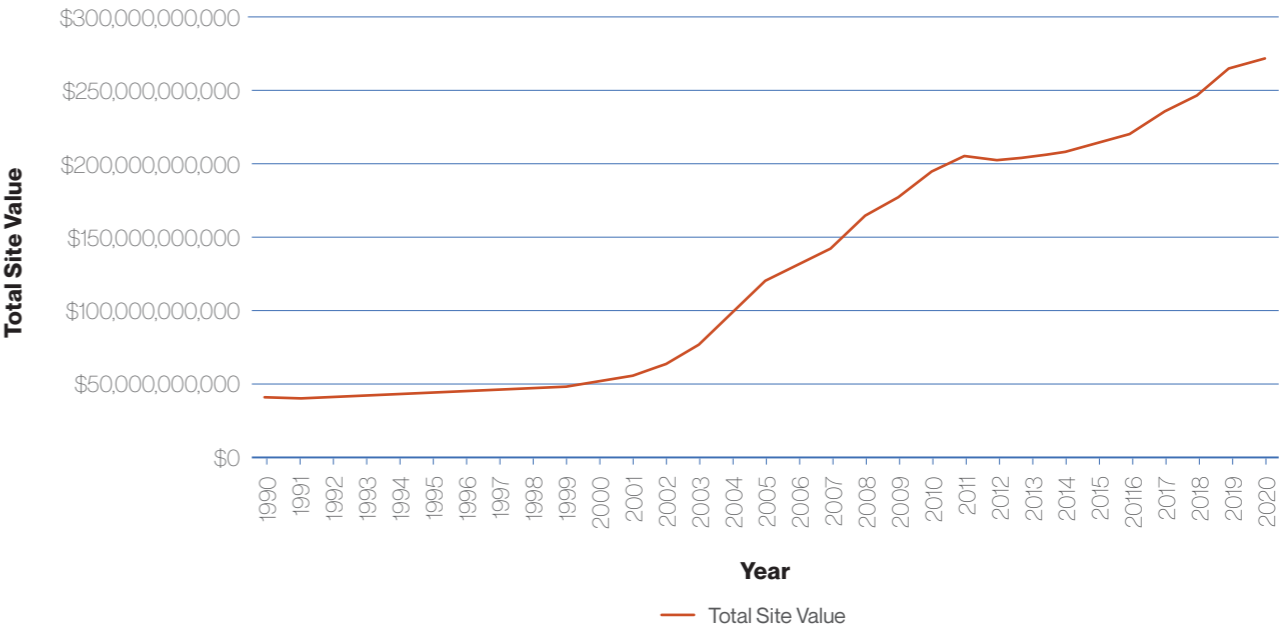
Below represents the percentage change in value – at an accumulative, State level for 2019:

Statewide Site Values based on Site Value Classification

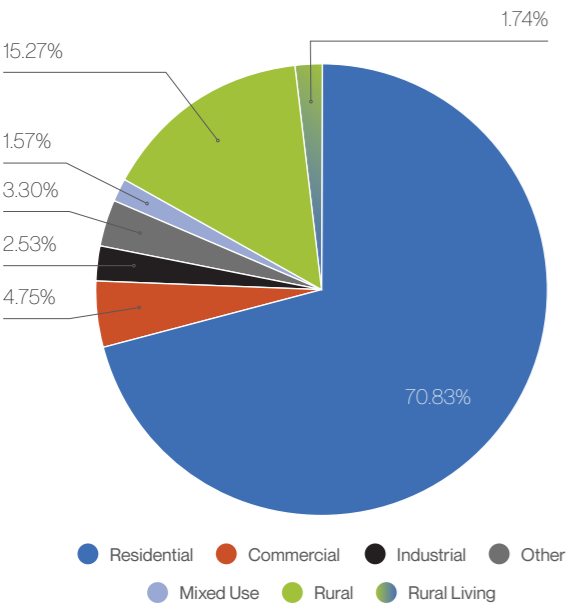
Site Value Classification	Average Site Value Movement
Residential	0.93%
Commercial	0.43%
Industrial	1.91%
Other	1.52%
Mixed Use	0.28%
Rural	6.62%
Rural Living	2.28%

* Site value is the value of a parcel of land excluding structural improvements, but including 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.

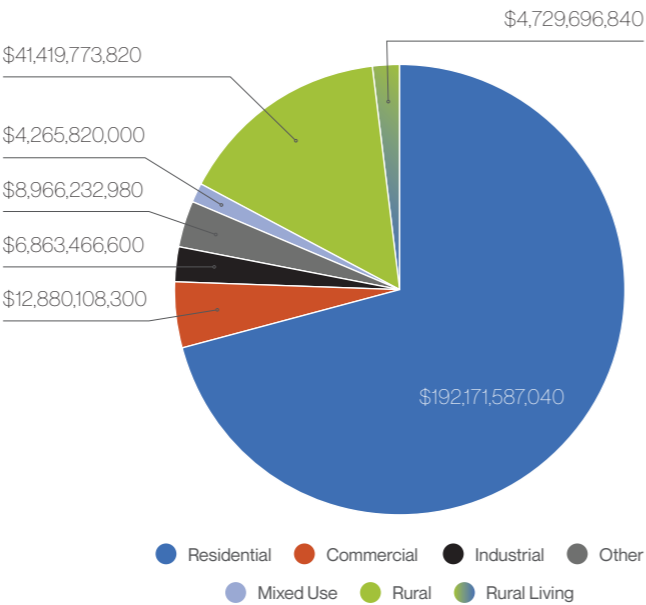
Total Site Value over time



Total Site Value % as at 1 Jan 2020



Total Site Value as at 1 Jan 2020



Metro Summary

As the bulk of South Australia’s population is located within the metropolitan area, it is often the case that metropolitan value changes are very reflective of the State.

However, this is not always true, particularly in Rural circumstances, where there is limited rural property and typically on a smaller scale than in regional areas.

Metro Capital Value

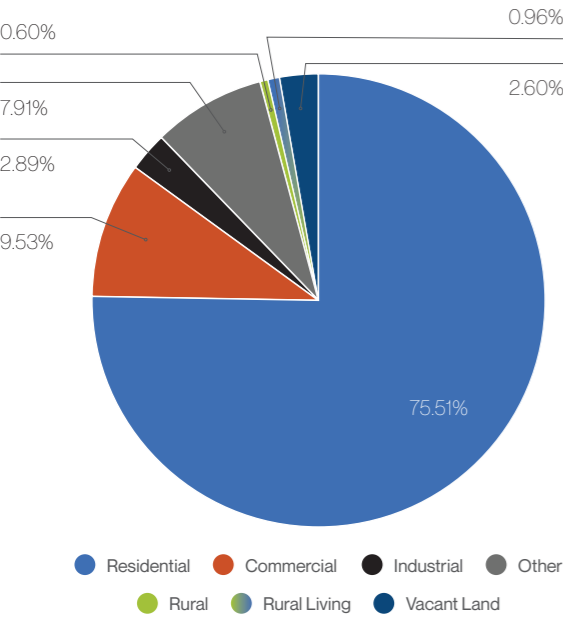
Metropolitan Capital Values based on Capital Value Classification

Classification	Average Capital Value Movement
Residential	1.35%
Commercial	1.01%
Industrial	1.64%
Other	0.64%
Rural	4.81%
Rural Living	3.26%
Vacant Land	1.40%

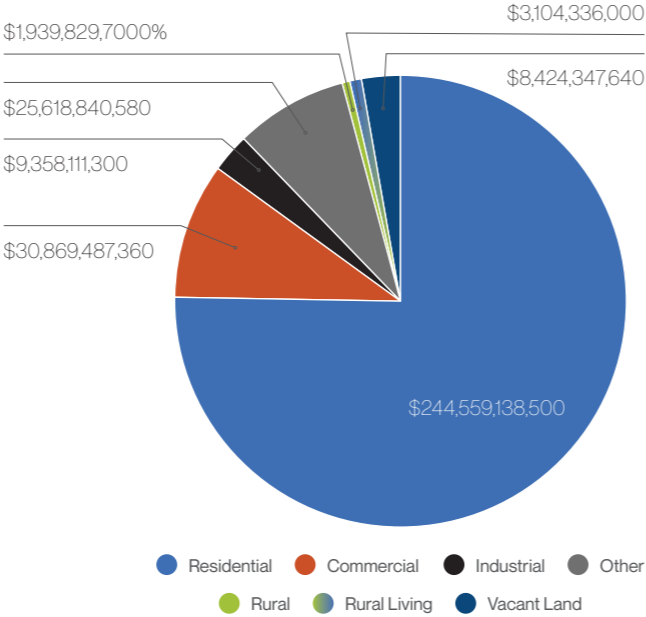
* Capital value is the value of a parcel of land including structural improvements such as buildings, wells, dams and reservoirs, and planting of trees for commercial purposes.

** It is noted that although Vacant Land is not a Capital Value Classification, it is included here for completeness.

Total Capital Value % as at 1 Jan 2020



Total Capital Value as at 1 Jan 2020



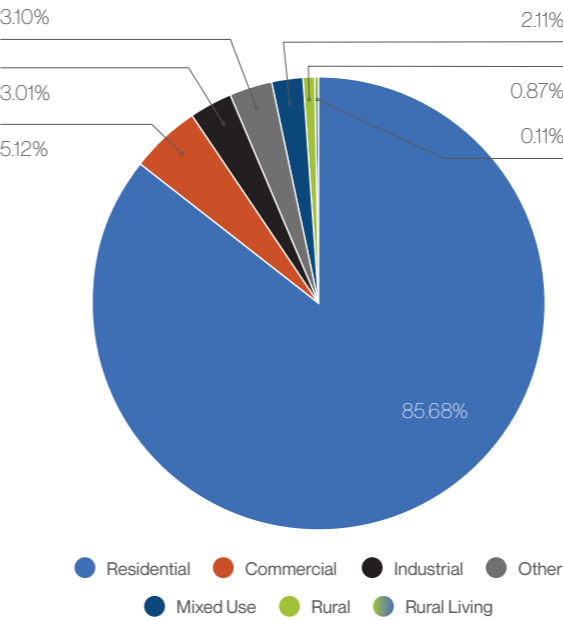
Site Value

Metropolitan Site Values based on Site Value Classification

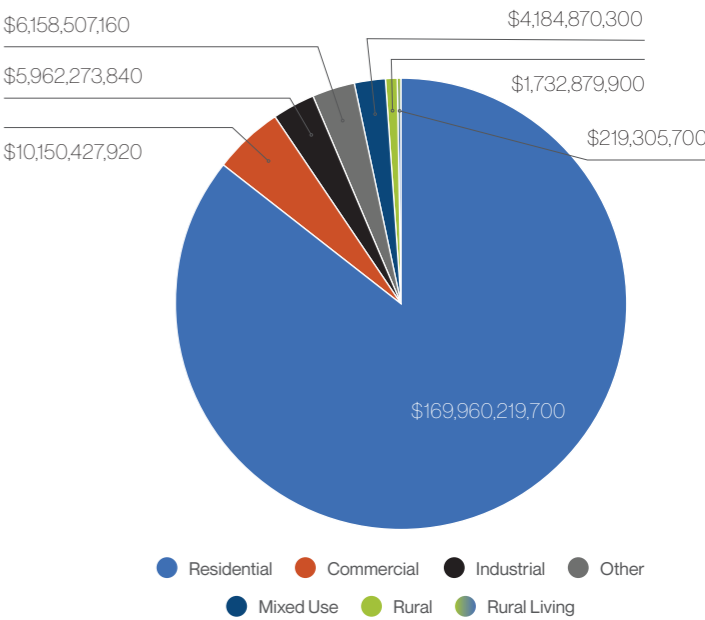
Classification	Average Site Value Movement
Residential	1.13%
Commercial	0.74%
Industrial	2.31%
Other	0.72%
Mixed Use	0.29%
Rural	4.22%
Rural Living	2.22%

* Site value is the value of a parcel of land excluding structural improvements, but including 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.

Total Site Value % as at 1 Jan 2020



Total Site Value as at 1 Jan 2020



Average rate of change per Metro Council area for Site and Capital Values

The below table includes the average rate of change per Metro Council area for Site and Capital Values. Note that your property may differ slightly due to a variety of circumstances, as the below is an average across the entirety of the Council area and all property sectors.

LGA	Average Site Value Movement	Average Capital Value Movement
Adelaide	-0.04%	0.08%
Burnside	0.00%	0.35%
Campbelltown	1.98%	1.74%
Charles Sturt	0.01%	0.48%
Holdfast Bay	0.00%	0.20%
Marion	1.24%	2.25%
Mitcham	2.07%	1.35%
Norwood Payneham & St Peters	-0.02%	0.60%
Onkaparinga	1.12%	1.42%
Playford	1.43%	2.77%
Port Adelaide Enfield	2.23%	2.08%
Prospect	-0.06%	0.39%
Salisbury	2.06%	2.75%
Tea Tree Gully	1.98%	0.42%
Unley	-0.01%	0.23%
Walkerville	0.02%	1.04%
West Torrens	0.01%	0.03%

2019 Metropolitan Top Sales



Residential

\$5,300,000

College Park

\$5,200,000

Tennyson

\$4,200,000

Kensington park



Commercial & Industrial

\$148,250,000

Adelaide

\$92,500,000

Adelaide

\$90,500,000

Adelaide



Other

\$36,500,000

Adelaide

\$19,500,000

Edinburgh

\$15,055,000

Walkerville

Regional Summary

In recent years, there has been evidence of a retraction in activity and value levels in regional areas. However, as is evidenced below, Residential Capital Values in regional areas outperformed metro and state indicators in 2019.

As has been mentioned, investment in the rural sector has been strong over recent years and whilst transaction levels did taper off in 2019, as demand remained strong and the availability of land to acquire reduced, this did result in strong results in that sector. In terms of site value, residential, commercial and industrial land supply in Regional areas remains higher than in metro areas and as such, the value change in Site Values for 2019 was minimal.

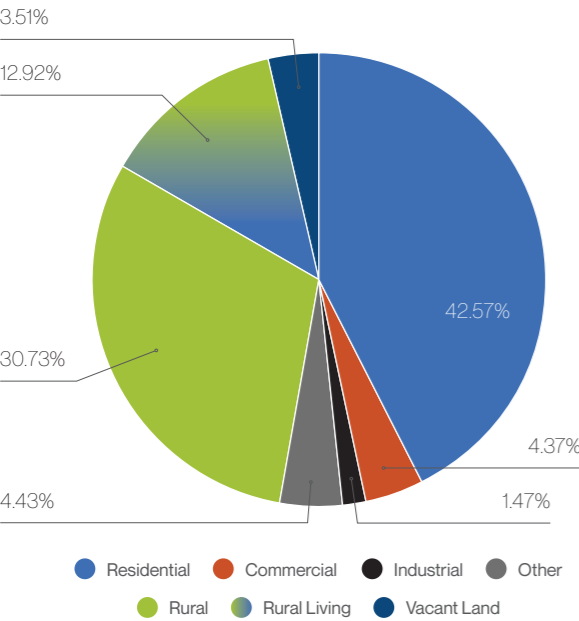
Capital Value

Regional Capital Values based on Capital Value Classification

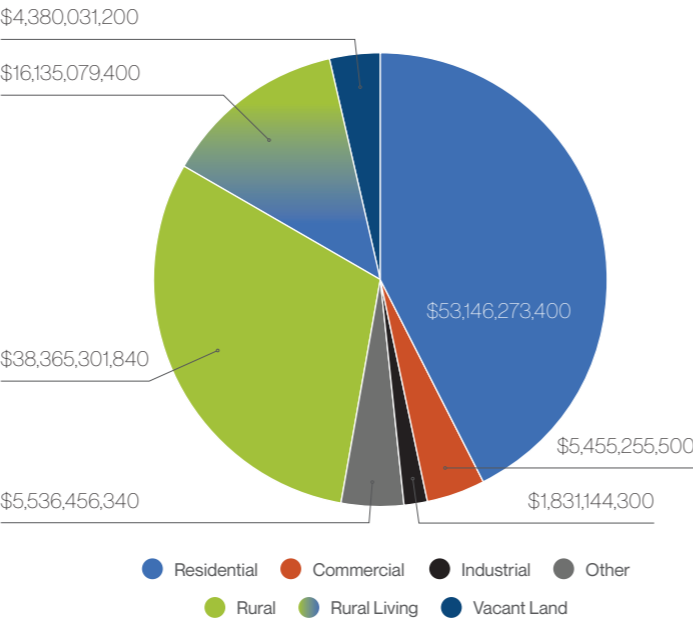
Classification	Average Capital Value Movement
Residential	2.55%
Commercial	1.17%
Industrial	2.58%
Other	1.69%
Rural	8.09%
Rural Living	4.32%
Vacant Land	0.51%

* Capital value is the value of a parcel of land including structural improvements such as buildings, wells, dams and reservoirs, and planting of trees for commercial purposes.
** It is noted that although Vacant Land is not a Capital Value Classification, it is included here for completeness.

Total Capital Value % as at 1 Jan 2020



Total Capital Value as at 1 Jan 2020



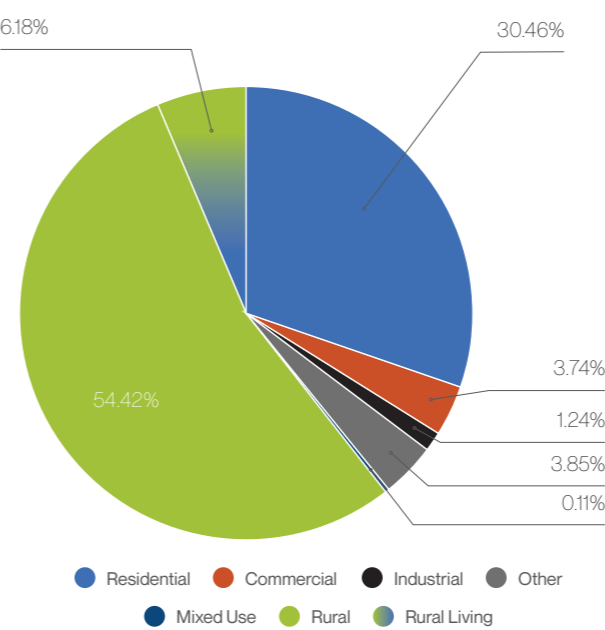
Site Value

Regional Site Values based on Site Value Classification

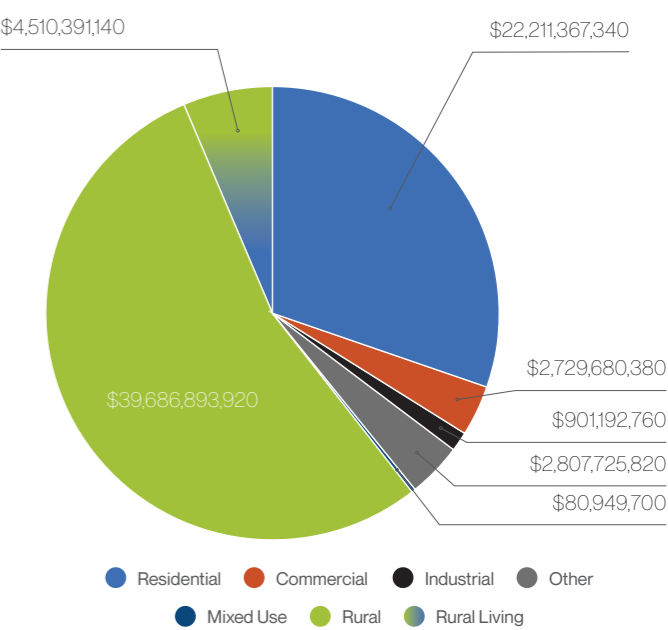
Classification	Average Site Value Movement
Residential	0.39%
Commercial	-0.03%
Industrial	1.19%
Other	2.01%
Mixed Use	0.17%
Rural	6.73%
Rural Living	2.28%

* Site value is the value of a parcel of land excluding structural improvements, but including 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.

Total Site Value % as at 1 Jan 2020



Total Site Value as at 1 Jan 2020



The below table includes the average rate of change per Regional Council area for Site and Capital Values.
Note that your property may differ slightly due to a variety of circumstances, as the below is an average across the entirety of the Council area and all property sectors:

LGA	Average Site Value Movement	Average Capital Value Movement
Adelaide Hills	4.11%	4.56%
Adelaide Plains	2.19%	1.65%
Alexandrina	1.45%	1.98%
Barossa	3.33%	4.42%
Barunga West	2.84%	4.36%
Berri Barmera	9.05%	6.22%
Ceduna	1.30%	1.05%
Clare & Gilbert Valleys	2.63%	3.21%
Cleve	1.55%	-0.73%
Coober Pedy	0.30%	0.20%
Coorong	6.88%	7.65%
Copper Coast	0.35%	2.31%
Elliston	2.46%	2.05%
Flinders Ranges	3.96%	3.53%
Franklin Harbour	0.72%	0.96%
Gawler	3.07%	3.37%
Goyder	2.26%	3.22%
Grant	4.72%	5.01%
Kangaroo Island	-16.16%	-16.48%
Karoonda East Murray	-3.43%	0.90%
Kimba	2.61%	2.58%
Kingston	1.69%	3.00%
Light	4.08%	4.78%
Lower Eyre Peninsula	1.81%	3.64%
Loxton Waikerie	7.98%	7.20%
Mid Murray	4.62%	5.39%
Mount Barker	1.59%	3.95%

LGA	Average Site Value Movement	Average Capital Value Movement
Mount Gambier	0.99%	1.17%
Mount Remarkable	5.90%	5.57%
Murray Bridge	1.09%	1.71%
Naracoorte Lucindale	4.37%	5.47%
Northern Areas	1.81%	2.49%
Orroroo Carrieton	4.36%	4.95%
Peterborough	2.37%	2.10%
Port Augusta	-4.75%	1.08%
Port Lincoln	-2.30%	0.44%
Port Pirie	0.14%	0.41%
Renmark Paringa	7.58%	8.98%
Robe	7.51%	8.55%
Roxby Downs	0.55%	6.68%
Southern Mallee	5.75%	6.40%
Streaky Bay	1.67%	2.48%
Tatiara	5.14%	5.69%
Tumby Bay	-1.49%	1.91%
Victor Harbor	0.91%	1.57%
Wakefield	3.40%	3.59%
Wattle Range	5.78%	7.21%
Whyalla	2.71%	6.56%
Wudinna	1.36%	0.76%
Yankalilla	1.31%	4.68%
Yorke Peninsula	1.64%	2.18%

* Totals exclude concessional values

2019 Regional Top Sales



Residential

\$4,962,227

Woodside

\$2,555,000

Crafrers West

\$2,100,000

Mount George



Commercial & Industrial

\$23,402,500

McCracken

\$6,800,000

Clare

\$5,600,000

Murray Bridge



Rural

\$21,716,317

Langhorne Creek

\$7,700,000

Lucindale

\$5,100,000

Greenways



5. Land Owner Information





5. Land Owner Information

Property Valuations

State legislation requires all properties to be valued every five years, but in practice it is undertaken annually as part of the General Valuation to ensure fair and equitable property-based rates and taxes. Coordinated by the Office of the Valuer-General, sales analysis and research are undertaken so that values reflect the market as at the date of valuation, 1 January.

Property values are reviewed across the State to establish Site, Capital and Annual Values. These values are used by relevant rating and taxing authorities to determine the amount of property based rates and taxes to be charged.

The Valuer-General is committed to providing transparent information for our community with ongoing development of fact sheets and other resources located at dpti.sa.gov.au/land/ovg.

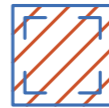
Valuation Considerations

Qualified valuers analyse property sales and market trends that occur between the General Valuation to determine levels of value. Factors influencing property values include:



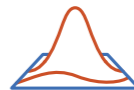
Location

Views, aspect and elevation



Site details

Land classification, zoning, land area and heritage restrictions



Site influences

Shape, topography, nearby uses and frontage



Site use

The highest and best use of the site



The building

Size, age, condition, style, improvements and construction type

Property values are calculated by comparing property to that of similar properties recently sold, with appropriate adjustments made for any differences.

Supplementary Valuations

Where external factors (other than market fluctuations) have altered the property value, supplementary valuations may be performed between general valuations.

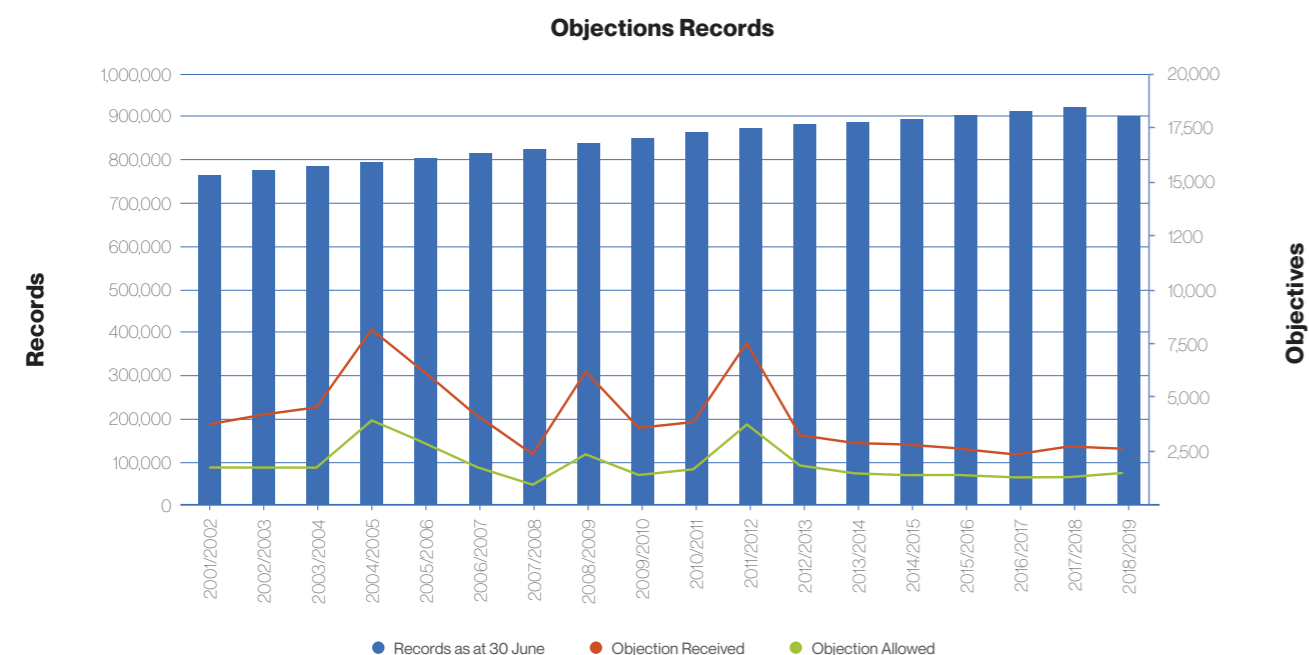
Cases that may require a supplementary valuation include physically changed buildings that have been altered, erected or demolished, amalgamated, subdivided or rezoned.

Objections

Every year, property values are reviewed across the State to determine the Site Value and Capital Value. These values are used by relevant statutory bodies to determine the amount of land based rates and taxes to be charged.

Through the Office of the Valuer-General, any property owner who does not agree with their valuation may lodge an objection and have their property valuation re-assessed. The most common reason for an objection is where a property owner or occupier considers their property value is too low or too high.

As Objections continue to be finalised over a period of time, the results for the 2019-2020 financial year are not yet complete and will be included in subsequent reports.



Objections 2018-2019 Highlights

Where an Objection is "allowed", this means that a change in value has occurred. Values can be adjusted either up or down as part of the Objection process. The balance of Objections resulted in no change.

2,619 **1,447** **0.29%** **0.16%**

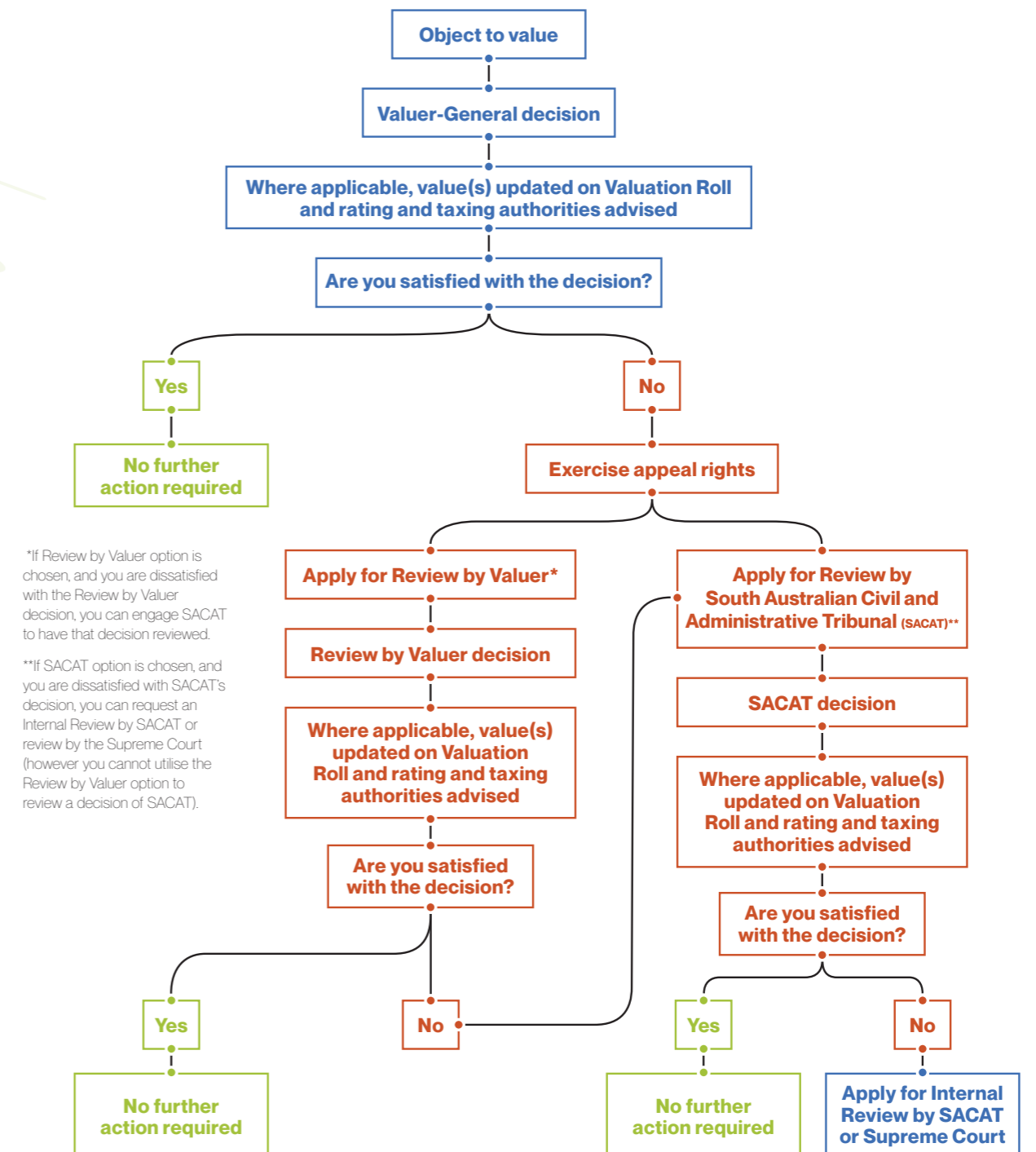
Objections received

Objections allowed

% of total valuations objected to

% of total valuations which experienced a change due to an objection

The Objection Process



Appealing Objection Decision

There are two ways to appeal the Valuer-General's decision either by:

- Review by Valuer (independent review); and/or
- South Australian Civil and Administrative Tribunal (SACAT).

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

In the case of Review by Valuer, the Valuer-General also has the right to seek a subsequent review of this decision through an application to SACAT.

Accompanying Information

Site Value Classifications

Residential Site Value Classification
Parcels within Zones, Policy areas or Precincts permitting predominantly residential development

Commercial Site Value Classification

Parcels within Zones, Policy areas or Precincts permitting predominantly Commercial development

Industrial Site Value Classification

Parcels within Zones, Policy areas or Precincts permitting predominantly industrial development

Mixed Use Site Value Classification

Parcels within Zones, Policy areas or Precincts permitting a range of development types

Other Site Value Classification

Parcels within zones, policy areas or precincts which only permit open space or passive uses or restrict development to community or other special development which does not fit other categories

Rural Living Site Value Classification

Parcels within zones, policy areas or precincts that permit rural living or properties of a scale that are in the rural living market

Rural Site Value Classification

Parcels within zones, policy areas or precincts which permit primary production activities and which are not considered rural living in nature.

Capital Value Classifications

Residential Capital Value Classification
LUC Ranges 1100 to 1750, 1920 to 1979.

Commercial Capital Value Classification

LUC Ranges 1800 to 1834, 2000 to 2591, 2605 to 2630, 2645 to 2890, 5680 to 5681, 5700 to 5790.

Industrial Capital Value Classification

LUC ranges 2595 to 2600, 2640, 2900 to 3909, 6540 to 6560.

Other Capital Value Classification

LUC Ranges 1760 to 1780, 4340, 4420, 4500 to 4530, 5000 to 5670, 5690, 5800 to 5639, 6561 to 8409.

Rural Capital Value Classification

LUC Ranges 4600, 9000 to 9994.

Rural Living Capital Value Classification

LUC Ranges 1900 to 1915, 1991 to 1999.

