

Frequently Asked Questions - 2021-22 revaluation initiative



The Barossa Council

Each year the Valuer-General of South Australia independently determines site and capital values for every rateable property in the State (referred to as the General Valuation).

The Valuer-General is currently rolling out a Revaluation Initiative (RI) – essentially a more thorough review than the annual General Valuation. The RI has been done to improve overall accuracy of the data, which forms the basis of the annual General Valuation and is used to calculate rates.

This RI will result in significant increases or decreases to some property values within The Barossa Council in the 2021-22 financial year, due to factors like rezoning or redevelopment. We understand this may cause concern for affected ratepayers and hardship provisions are available for eligible ratepayers. This fact sheet responds to common questions and what steps may be taken to lessen the impact.

Who is impacted by the Valuer-General's revaluation initiative?

Approximately 3,200 rateable properties within The Barossa Council are impacted, primarily across primary production and rural living – rural residential.

Will this impact the value of my property?

If your property value is now much higher/lower, it is not because you are over or under valued, but rather it is now more accurate.

How will I know if I am impacted?

For approximately 1,500 property owners that are significantly impacted by the RI, a letter with their rates notice might be the first time they become aware of changes in the value of their property. Council is taking proactive steps to notify impacted ratepayers and provide them with information about the steps they may take. This information is available at barossa.sa.gov.au, [facebook.com/thebarossacouncil](https://www.facebook.com/thebarossacouncil) or via Customer Support on 8563 8444.

What is Council doing to lessen the impact of revaluation initiative?

To lessen the impact on those most affected by the revaluation initiative, Council has approved over \$408,000 in general rates capping as part of its 2021/22 Annual Budget and Business Plan. This cap will be automatically applied to qualifying assessments (exclusions apply) where general rates have increased above eight per cent from last year's rates notice (not including fixed charge or service charges).

In circumstances of financial hardship, you can apply to council for remission of rates, postponement of rates or financial hardship. You can also request alternative arrangements to make payment of rates without penalty, subject to approval. Further information is available on our website <https://www.barossa.sa.gov.au/council/rates-and-charges>

Can I object to my valuation?

Yes. You can submit a written objection to the Office of the Valuer-General within 60 days of receiving your first rates notice for the financial year. Alternatively you can contact Land Services SA between 9am and 5pm on 8423 5000 or 1300 653 346.

If my value was wrong previously, will I have to pay charges or am I entitled to a refund?

No. Any changes identified as part of this most recent General Valuation investigation cannot be retrospectively applied.

Where can I find more information?

For more information visit

https://dpti.sa.gov.au/land/ovg/resources/what_is_the_revaluation_initiative



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