

House of Assembly—No 106

As received from the Legislative Council and read a first time, 3 June 2009

South Australia

**Valuation of Land (Miscellaneous) Amendment
Bill 2009**

A BILL FOR

An Act to amend the *Valuation of Land Act 1971*.

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The Parliament of South Australia enacts as follows:

Part 1—Preliminary

1—Short title

This Act may be cited as the *Valuation of Land (Miscellaneous) Amendment Act 2009*.

2—Amendment provisions

- 5 In this Act, a provision under a heading referring to the amendment of a specified Act amends the Act so specified.

Part 2—Amendment of *Valuation of Land Act 1971*

3—Insertion of section 10A

Before section 11 insert:

10 **10A—Method of valuation**

The Valuer-General must, in making a valuation of land under this Act, have regard to other valuations in force under this Act.

4—Amendment of section 22A—Notional valuations to be made in certain cases

- 15 Section 22A(2a)—delete subsection (2a)

5—Amendment of section 22B—Heritage land

Section 22B(1)—after paragraph (b) insert:

and

- (c) disregard any existing division of the land or potential for division of the land that, in the opinion of the relevant valuing authority, enhances the value of the land.

6—Amendment of section 23—Notice of valuation

5 Section 23—after subsection (2) insert:

- (2a) A notice of valuation under subsection (1) or an account, assessment or notice of a kind referred to in subsection (2), must include a statement setting out the rights of the owner or occupier under section 23A.

7—Insertion of section 23A

10 After section 23 insert:

23A—Reasons for valuation must be provided

- 15 (1) The Valuer-General must, at the request of the owner or occupier of land in respect of which a valuation is in force under this Act, provide the owner or occupier (as the case may be) with a statement of reasons for the valuation, including details of other valuations in force under this Act to which regard has been had in making the valuation.
- 20 (2) No fee may be charged for the provision of a statement under this section.

8—Amendment of section 24—Objection to valuation

- (1) Section 24(1a), (1b), (1c) and (1d)—delete subsections (1a), (1b), (1c) and (1d) and substitute:

25 (1a) An objection to a valuation may be made on the ground that the valuation is not fair or is unjust, inequitable or incorrect, whether by itself or in comparison with other valuations in force under this Act.

- (2) Section 24(2)—after "based" insert:

and the reasons in support of those grounds