

Objection to land use

The Valuer General recommends a land use for each assessment that represents the predominant use of the land. This land use is applied by various taxing authorities, including Council.

Council applies the recommended land use for general rating purposes in most cases, under the Act Council is able to consider determining and alternative land use for rating purposes. As such the local government land use may vary from that used by other taxing authorities. If a ratepayer believes that a particular property has been wrongly classified as to its land use, then an objection may be made (to council) within 60 days of being notified of the land use classification. Council may exercise its discretion to extend the allowable objection period where it can be shown there is reasonable cause.

Section A – Grounds for objection

Please complete the below questions to assist in determining grounds for objection to land use.

- Is there are residence on the land? YES NO

What is the area size occupied by the residence?

- How much of the land do you own or occupy?

- Do you utilise any part of the land for the below purposes? YES NO

pasturage, horticulture, viticulture, apiculture, poultry or dairy farming, forestry or any other business consisting of the cultivation of solids, the gathering of crops or rearing of livestock or consisting of the propagation and harvesting of fish or other aquatic organisms?

(If you have answered no to this question, please proceed to Section B)

If Yes, please give a description of the use of the land

- Is the land viable for any of the above purposes? YES NO
- If yes, what do you believe the land viable?

What area size of the land would you consider viable?

If no, please explain your reasoning as to why it would be non-viable.

- Are you registered to buy and sell livestock? YES NO
- Are you a Primary Producer for income purposes? YES NO
- Is income earned from the property?
If so, are you registered for GST for this purpose? YES NO
- Do you register a motor vehicle as a Primary Producer? YES NO

Section B – Reason for Objection:

Please provide your reason for objection to land use.

Section C – Ownership/ratepayer details:

Please provide your reason for objection to land use.

Name of ratepayer(s):

Postal address:

Telephone:

Email:

Property address:

Rates account number:

Valuation number:

Ratepayer declaration

I wish to make application for change to my land use and I consider the land use applied to identify the predominant use of my property is incorrect. I understand that my application will be reviewed and considered by the Office of the Valuer General for their recommendation, and that Council as relevant rating authority will have the final decision to the outcome of my application.

Signed: _____

Date:

Please forward the completed application to mail@onkaparinga.sa.gov.au or alternatively post to:

Revenue Team
City of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168

Once all information has been received and reviewed Council will then determine the land use to be applied for the relevant financial year. All applicants will be advised in writing as to the outcome of their application and any financial adjustments pertaining to their application.

Payment of rates cannot be deferred pending the outcome of the application and amounts due must be paid as invoiced or statutory fines and interest will apply.

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