



# Objection to Land Use for the purpose of levying differential rates – 2024-2025

## Completing and Lodging this Form

Section 156 of the *Local Government Act 1999*<sup>1</sup> enables councils to apply differential rates that may vary according to the category of use of the land. The nine (9) permissible land uses are:

- Residential, Commercial-Shop, Commercial-Office, Industry-Light, Industry-Other, Primary Production, Vacant Land and Other, as defined under regulation 14 of the *Local Government (General) Regulations 2013*.
- Council's may also apply a differential rate to Marina Berths under section 156(4)a of the *Local Government Act 1999*.

Under section 156(9) of the Act, a ratepayer, if of the opinion that a particular land use has been wrongly attributed to the ratepayer's land by the council for the purpose of levying differential rates, may object to the attribution of that land use to the land.

Under section 156(10) of the Act, an objection:-

- a) must be in writing; and
- b) must set out:
  - i) the grounds of the objection; and
  - ii) the land use (being a land use being used by the council as a differentiating factor) that should, in the objector's opinion, have been attributed to the land; and
- c) must be made within 60 days after the objector receives notice of the attribution of the particular land use of which the objection relates (unless the council, in its discretion, allows an extension of time for making the objection).

You can use this form to lodge an objection to the land use that has been attributed to your property for differential rating under section 156(9) of the Act and send it to Council by:-

Email: [mail@ahc.sa.gov.au](mailto:mail@ahc.sa.gov.au)

Post or in person: 63 Mount Barker Road, Stirling SA 5152

63 Mount Barker Rd  
Stirling SA 5152  
T: (08) 8408 0400  
E: [mail@ahc.sa.gov.au](mailto:mail@ahc.sa.gov.au)  
W: [ahc.sa.gov.au](http://ahc.sa.gov.au)

## Contact Details

<b>Applicant / Agent Name</b>	
<b>Postal Address</b>	
<b>Email</b>	
<b>Telephone / Mobile No.</b>	

<sup>1</sup> For definitions and statutory provisions please refer to up-to-date versions of legislation available at [www.legislation.sa.gov.au](http://www.legislation.sa.gov.au)

Property Details	
Name of Owner/s	
Property Address	
Valuation Number	
Assessment Number	
Current Land Use for the property (as described on rates notice)	

Objection Details	
<p>The following items are mandatory information for your objection, required by the <i>Local Government Act 1999</i>. Failure to provide this information will result in your objection not being able to be considered.</p>	
<p><b>Please provide grounds for your objection to the current land use (as described on the rates notice)</b></p>	
<p><b>In your opinion, what should the description of the land use be.</b></p>	

The Valuer-General does provide administrative assistance through the supply of a land use, but the Council is the authority to lodge your objection to land use with. The Valuer-General's website [www.valuergeneral.sa.gov.au](http://www.valuergeneral.sa.gov.au) contains the Land Use Code booklet and fact sheet if further information is required.

This form is to object to the land use attributed to your property. If you wish to lodge an objection to your capital or site value, please refer to the rear of your rates notice for more information or visit [www.valuergeneral.sa.gov.au](http://www.valuergeneral.sa.gov.au)

Please do not delay your quarterly rate payments past the "due by date" while awaiting approval of an objection to land use as this will result in fines and interest being applied. If your objection is successful and results in an adjustment to your rates payable, either a refund or amended rates notice (whichever is applicable) will be provided to you.

For further information, please contact the Rates Team on 8408 0400 or email [mail@ahc.sa.gov.au](mailto:mail@ahc.sa.gov.au)