

# Councillor Cabada - QoN - Commercial Property Valuations and Rates Objection Process

Tuesday, 24 March 2026  
Council

**Council Member**  
Councillor Alfredo Cabada

Public

**Contact Officer:**  
Anthony Spartalis, Chief Operating Officer

## QUESTION ON NOTICE

**Councillor Alfredo Cabada will ask the following Question on Notice:**

1. What is the process for commercial ratepayers to lodge an objection to the valuation of their property where they believe the assessed value is incorrect?
2. Who is responsible for determining property valuations used for rating purposes:
  - a) Is this undertaken by the Valuer-General, an external contractor, or another entity?
  - b) What role, if any, does the City of Adelaide have in influencing or reviewing these valuations?
3. When a commercial ratepayer lodges an objection:
  - a) Which organisation assesses and determines the objection?
  - b) What is the average timeframe for resolution?
  - c) What rights of review or appeal are available if the ratepayer is dissatisfied with the outcome?
4. Where is the organisation responsible for administering or determining valuation objections headquartered?
5. How many commercial valuation objections have been lodged within the City of Adelaide in:
  - a) The 2023–24 financial year; and
  - b) The 2024–25 financial year to date?
6. Of those objections:
  - a) How many resulted in a reduction in valuation?
  - b) What was the aggregate financial impact on rate revenue?
7. Have any commercial valuation objections proceeded to external review, tribunal or court proceedings in the above financial years?
  - a) If so, how many?
  - b) What were the outcomes of those matters?
  - c) What legal or external costs were incurred by the City of Adelaide in relation to those proceedings?
8. Does the City of Adelaide provide guidance or assistance to commercial ratepayers who wish to understand or challenge their valuation, and if so, what form does that assistance take?

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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