

# LGA Value Movement Extract

Valuation record-level value movements by Local Government Code, incorporated into the existing suite of Valuation SAILIS Stakeholder Extracts.

## RATE MODELLING WITH CONFIDENCE

Every year your rate modelling hinges on how valuations have moved across your council area. Until now, that detail has sat inside the Valuer-General's roll, not on your desk. You see the totals, but not what moved, where, or why.

Today it reaches you as a one-off, four to five months after the General Valuation is completed, well after your rate modelling needs it. That gap costs you time: modelling late, reconciling by hand, and explaining variances after the fact instead of before.

## SEE EVERY MOVEMENT, RECORD BY RECORD

The LGA Value Movement Extract gives you valuation change at the individual record level for your council area, categorised at the Local Government Code level so you can see exactly what is driving the shift. Each record shows the current and proposed year side by side, broken down by value movement type:

- General Valuation
- Revisit
- New Record
- Cancellation

It is not raw data you have to wrangle. The movements are aggregated and categorised, and the extract is delivered with your existing SAILIS Stakeholder Extract suite. The totals reconcile against those reports, so it slots straight into the numbers you already work from and is ready to model from.

*"An essential tool for Councils to use to provide rate capping relief to eligible property owners to help address cost of living issues. It provides the appropriate level of detail that other higher-level reports already provided through SAILIS cannot provide."*

**Simon Zbierski, Chair, SA Local Government Financial Management Group**

## WHAT IT MEANS FOR YOUR BUDGET

### Model earlier, with confidence

Start rate modelling weeks sooner. With movements in hand as they are finalised, you plan on real figures instead of waiting on the final roll.

### Assess rate relief up front

Identify records eligible for rate relief from the outset, not after the fact, so relief reaches ratepayers when it should and your numbers hold.

### Reconcile without the manual work

The report travels with your existing suite and the totals tie back, so you spend less time chasing variances and more time on the decisions that matter.

## WHAT'S INCLUDED

Every year your rate modelling hinges on how valuations have moved across your council area. Until now, that detail has sat inside the Valuer-General's roll. You see the totals, but not what moved, where, or why.

|                       |                                                                                              |
|-----------------------|----------------------------------------------------------------------------------------------|
| <b>Coverage</b>       | Every Current, Proposed Current and Proposed Cancelled Valuation Record in your council area |
| <b>Movement types</b> | General Valuation, Revisit, Project Work, New Record, Cancellation                           |
| <b>Format</b>         | MS Excel (.xlsx) and fixed-width text                                                        |
| <b>Delivery</b>       | Secure download link, direct to your team                                                    |
| <b>Frequency</b>      | Weekly from GV Completion through to 30 June, plus an End of Financial Year report           |
| <b>Alongside</b>      | Delivered with your existing SAILIS Stakeholder Extract suite, so the totals reconcile.      |

A single record shows the current and proposed year at a glance (see Appendix A for a sample report).

## COMMON QUESTIONS

### Is this a replacement for the general valuation or the Valuation Roll?

No. The LGA Value Movement Extract is a modelling and budgeting tool. It does not replace the general valuation or the Valuation Roll under the Valuation of Land Act 1971 (SA), and it is not provided for rating or taxing compliance purposes.

### Can we share it with ratepayers or use it in public material?

No. It is licensed for your council's internal budgeting use only, including rate modelling and rate relief eligibility assessment. As one council finance chair put it, the data is used only for internal purposes and is never made available to the public or used to explain valuation movements to ratepayers.

### How does it fit with the reports we already get?

It is delivered alongside your existing SAILIS Stakeholder Extract suite and reconciles to it, so it slots into your current process rather than sitting apart from it.

### When and how often will we receive it?

It arrives when General Valuation is completed, with regular runs weekly through to 30 June, plus an additional run on 1 July (if required).

### What does it cost?

Pricing scales with the size of your council, so you pay in proportion to the number of valuation records in your area.

## TALK TO US ABOUT GETTING STARTED

To add the LGA Value Movement Extract to your council's reporting, or to see a sample for your area, get in touch.

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Appendix A - Example Extract

Continues  
for the next  
6 records

| Part 1 of 3 - Property details (columns 1 -9) |              |               |             |                  |                                      |         |                          |                             |                         |
|-----------------------------------------------|--------------|---------------|-------------|------------------|--------------------------------------|---------|--------------------------|-----------------------------|-------------------------|
| #                                             | LGA          | Record Status | Record Type | Valuation Record | Property Address                     | Suburb  | Current Land Use         | Proposed Land Use           | Current LGC Code        |
| 1                                             | LOWER PARKER | CU            | SCV         | 6601473          | 9 PARK PARADE, PARKWAY, SA 5000      | PARKWAY | 4100 Vacant Land - Urban | 1119 Unfinished Residential | 8 - Vacant Land         |
| 2                                             | LOWER PARKER | CU            | SCV         | 9008597          | Lot 7301 PARK PDE, PARKWAY, SA 5000  | PARKWAY | 4100 Vacant Land - Urban | 4100 Vacant Land - Urban    | 8 - Vacant Land         |
| 3                                             | LOWER PARKER | PCA           | SCV         | 9017527          | Lot 7301 MOUNT PDE, PARKWAY, SA 5000 | PARKWAY | 4100 Vacant Land - Urban | 4100 Vacant Land - Urban    | 8 - Vacant Land         |
| 4                                             | LOWER PARKER | CU            | SCV         | 9001333          | 71 EAST PARK ST, PARKWAY, SA 5000    | PARKWAY | 2500 Office (buildings)  | 2999 Unfinished Commercial  | 3 - Commercial - Office |
| 5                                             | LOWER PARKER | PCU           | SCV         | '5809137370      | 7301 MOUNT PDE, PARKWAY, SA 5000     | PARKWAY |                          | 4100 Vacant Land - Urban    |                         |
| 6                                             | LOWER PARKER | PCU           | SCV         | '581854922*      | 7302 MOUNT PDE, PARKWAY, SA 5000     | PARKWAY |                          | 9390 Horticulture N.E.C     |                         |

Continues  
for the next  
6 records

| Part 2 of 3 - Zoning and rating (columns 10 -15) |                        |                                   |                                                                 |                   |                    |                   |
|--------------------------------------------------|------------------------|-----------------------------------|-----------------------------------------------------------------|-------------------|--------------------|-------------------|
| #                                                | Proposed LGC Code      | Current Zone                      | Proposed Zone                                                   | Current Rating SV | Proposed Rating SV | Current Rating CV |
| 1                                                | 1 - Residential        | Rural                             | MPN/EAC - Master Planned Neighbourhood/Emerging Activity Centre | \$260,000         | \$325,000          | \$260,000         |
| 2                                                | 8 - Vacant Land        | N - Neighbourhood                 | N - Neighbourhood                                               | \$169,000         | \$194,000          | \$169,000         |
| 3                                                | 8 - Vacant Land        | PRuL - Productive Rural Landscape | MPN/EAC - Master Planned Neighbourhood/Emerging Activity Centre | \$2,600,000       |                    | \$2,600,000       |
| 4                                                | 4 - Commercial - Other | N - Neighbourhood                 | N - Neighbourhood                                               | \$520,000         | \$780,000          | \$1,150,000       |
| 5                                                | 8 - Vacant Land        |                                   | MPN/EAC - Master Planned Neighbourhood/Emerging Activity Centre |                   | \$2,900,000        |                   |
| 6                                                | 7 - Primary Production |                                   | MPN/EAC - Master Planned Neighbourhood/Emerging Activity Centre |                   | \$1,050,000        |                   |

| Part 3 of 3 - Valuation movements (columns 16 -20) |                    |                   |          |              |             |
|----------------------------------------------------|--------------------|-------------------|----------|--------------|-------------|
| #                                                  | Proposed Rating CV | General Valuation | Revisit  | Cancellation | New Record  |
| 1                                                  | \$375,000          | \$65,000          | \$50,000 |              |             |
| 2                                                  | \$194,000          | \$25,000          |          |              |             |
| 3                                                  |                    | \$650,000         |          | -\$3,250,000 |             |
| 4                                                  | \$1,300,000        | \$150,000         |          |              |             |
| 5                                                  | \$2,900,000        | \$575,000         |          |              | \$2,325,000 |
| 6                                                  | \$2,475,000        | \$125,000         |          |              | \$2,350,000 |

Disclaimer: This extract is for illustrative purposes only. All data shown is fictional and provided solely to demonstrate the format and structure of the report. It does not represent actual property or valuation records.