



## HIGH COURT OF AUSTRALIA

### NOTICE OF FILING

This document was filed electronically in the High Court of Australia on 23 Dec 2024 and has been accepted for filing under the *High Court Rules 2004*. Details of filing and important additional information are provided below.

#### Details of Filing

File Number: M96/2024  
File Title: Valuer-General Victoria v. WSTI Properties 490 SKR Pty Ltd  
Registry: Melbourne  
Document filed: Form 27B - Appellant's chronology  
Filing party: Appellant  
Date filed: 23 Dec 2024

#### Important Information

This Notice has been inserted as the cover page of the document which has been accepted for filing electronically. It is now taken to be part of that document for the purposes of the proceeding in the Court and contains important information for all parties to that proceeding. It must be included in the document served on each of those parties and whenever the document is reproduced for use by the Court.

## Form 27B – Appellant’s chronology

Note: see rule 44.02.3.

M96/2024

IN THE HIGH COURT OF AUSTRALIA  
MELBOURNE REGISTRY

BETWEEN:

VALUER-GENERAL VICTORIA

Appellant

and

WSTI PROPERTIES 490 SKR PTY LTD

Respondent

### APPELLANT’S CHRONOLOGY

**Part I:** The Appellant certifies that the chronology is in a form suitable for publication on the internet.

#### Part II: Appellant’s chronology

	Date	Event	Reference
1.	7 September 2020	Port Phillip City Council issued a rates notice in respect of 490 St Kilda Road, Melbourne which recorded a site value of \$6.2 million and a capital improved value of \$7.2 million as at 1 January 2020.	AJ[33] CAB 72
2.	4 November 2020	The respondent objected to the site value as at 1 January 2020 on the ground that the site value was too high, and contended for a site value of \$1.825 million.	PJ[12] CAB 11
3.	11 June 2021	The valuer disallowed the respondent’s objection pursuant to s 21(3)(a) of the Act.	PJ[14] CAB 11

	<b>Date</b>	<b>Event</b>	<b>Reference</b>
4.	9 July 2021	The respondent applied to the Tribunal for review of the valuer's decision disallowing the objection (Proceeding P1013/2021). In the initiating application, the respondent contended for a site value of \$1.66 million.	PJ[15] CAB 11
5.	21 September 2021	Port Phillip City Council issued another rates notice in respect of 490 St Kilda Road, Melbourne which recorded a site value of \$6.2 million and a capital improved value of \$7.2 million as at 1 January 2021.	AJ[40] CAB 72
6.	12 November 2021	The respondent objected to the site value as at 1 January 2021 on the ground that the site value was too high, and contended for a site value of \$2 million.	PJ[18] CAB 11
7.	12 March 2022	By operation of s 22(2) of the Act, and given that four months had elapsed without a decision, the valuer was deemed to have made a decision that no adjustment in the valuation was justified.	PJ[20] CAB 12
8.	10 August 2022	The respondent applied to the Tribunal for review of the valuer's deemed decision disallowing the objection (Proceeding P10049/2022). In the initiating application, the respondent contended for a site value of \$1,590,000.	PJ[21] CAB 12
9.	30 June 2023	The Tribunal delivered judgment in both proceedings in <i>WSTI Properties 490 SKR Pty Ltd v Valuer-General Victoria (Red Dot) (Land Valuations)</i> [2023] VCAT 734 and made orders setting aside the decisions of the valuer and varying the site value of the land as at 1 January 2021 and 1 January 2022 to \$2.925 million.	CAB 5-58

	Date	Event	Reference
10.	11 August 2023	The appellant filed an application for leave to appeal.	CAB 59-62
11.	4 July 2024	The Court of Appeal of Victoria delivered judgment in <i>Valuer-General Victoria v WSTI Properties 490 SKR Pty Ltd</i> [2024] VSCA 157 and made orders granting leave to appeal and dismissing the appeal.	CAB 63-96

Dated 20 December 2024



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