Objection Form Commercial/Industrial

COMPLETION OF THIS FORM

The completion of the objection pro-forma provided will ensure compliance with the Valuation of Land Act 1960 (VLA) explained below and will also assist in discussions with the council valuer to quickly identify areas of contention.

Please complete a separate form for each property/assessment for which you are objecting. Failure to provide the requisite information in this form may delay the resolution of the objection.

LODGEMENT OF THIS FORM
Please post or deliver your completed objection form(s) and attachments to the local council issuing the notice.

PLEASE TICK OR DELETE WHERE APPROPRIATE

Details of the su	bject prope	rty			
Municipality:					
Council property number	Der (optional):				
Address of the proper	ty:				
Owner(s)/ Lessee(s) r	name(s):				
Lot	Plan	Volume	Folio		
Crown allotment	Section	Portion	Parish		
Details of the pe	rson(s) lodg	jing the objection			_
Name Mr/Mrs/Miss/M	S				
Are you the Owner, O	ccupier or Auth	orised agent? O Owner	O Occupier	O Agent	
If agent, please indica	te professional	<u>status</u>			
O Estate Agent	O Valuer	¡OAdvocate ¡ O Oth	er		
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Postal Address					
Suburb					_
State		Postcode			
State		roscode			
Daytime Phone Numb	<u>er(s)</u>	HOME			
MOBILE Email Address					
	therwise, these deta	ails will be used for all future corresponde	nce regarding this val	luation objection.	
Objection Author	risation				
↑○ Notice is hereby	given that I/v	ve object as per the details	set out in this 1	form.	
	•	ve object and appoint the at the details set out in this fo	•	gent to act on my/our behalf	
Name (Please print)		Signatu	ure/s		_
Date/	/20	Contact Number (If differ	rent to above) _		

What are the grounds fo	r objecting?	
Please indicate those tha	at apply.	
O The value is too high.		
O The value is too low.		
O The interests held in land ar	e not correctly apportion	oned.
O The apportionment of the va	aluations is incorrect.	
O Lands which should be inclu	ded in one valuation h	ave been valued separately.
O Lands which should be value	ed separately have bee	n included in one valuation.
O The person named in the no	otice of valuation, asses	ssment notice or other document is not liable to be so named.
O The area, dimensions or des	scription of the land, in	cluding the AVPCC allocated to the land, are not correctly stated.
What do you think the va	aluation(s) should	be?
Please indicate which value(s)	you are objecting to. I	nclude the council's valuation and your contended value(s).
O Site Value	Council value \$	Contended \$
O Capital Improved Value	Council value \$	Contended \$
O Net Annual Value	Council value \$	Contended \$
Valuation and Rate Notice deta	ils:	
Level of Value date shown:	1 January 20,	Date received by post / /
		lemonstrate why your contended values should be preferred over litional sheets if this space is insufficient.
		······································

Description Details of Subject Property

Land						
Land Area (square met	res) and	or Land Dimensio	ons	meti	<u>res</u>	
Main Structure						
	factory, warehouse, shop, offi	ce etc)				
	m² Net	-				
	s (excluding laundry & toilet)					
Construction Material	,			atmoonis		
	O Poor O Below Average	•				
-	Yea	_				
Other Structures						
Description		Size			m²	
	spaces					
Plant and equipment	t					
Description						
Lease details (subject	ct property)					
Is the property	O owner occupied, or	O tenanted				
If tenanted, please complete the following information						
Lease commenced	/ /	<u> </u>				
Lease term (years/mo	nths)	Options				
Current rent per annur	m \$					
Rent parable for car spaces (if separate) Options						
Rental Increase amount (I.E. fixed, %CPI, other)						
Rental review frequency (I.E. Yearly) Last review date						
Details of any incentives provided						
Outgoings						
Tenant pays outgoin	gs &	O Owner pays	outgoings \$			
Is rent at market levels? (I.E. INTER-COMPANY RENT OR SUPER FUND RENTAL) O market rent O other						
If you answer 'other' pl	ease provide details on a sepa	arate street.				

Supporting Sales/Rental evidence

If you are aware of any sales/rental evidence which you would use to support your claim please provide a brief summary below. Whilst this information is not compulsory, it is recommended that you provide supportive information that you are aware of, as part of your objection, to assist with its early resolution.

Property 1						
Address						
Sale Date		Sale Price				
Land Area (SQUARE METRES/HECTARES)		Building Area	Building Area (SQUARE METRES)			
Building Condition TO PoorTO Lease Amount (PER ANNUM) \$	Below Average Lease 7	↑○ Average Term:		↑ ○ Excellent		
Description of sale property and	comparability					
Property 2						
Address						
Sale Date		Sale Price\$				
Land Area (SQUARE METRES/HECTARES)	rea (souare metres/hectares) Building Area (souare metres)					
Building Condition † O Poor† O Lease Amount (PER ANNUM) \$		⊺○ Average Term:	⊺○ Good Options	↑○ Excellent		
Description of sale property and	comparability					
Property 3 Address						
Sale Date		Sale Price\$				
Land Area (SQUARE METRES/HECTARES)		Building Area	(SQUARE METRES)			
Building Condition TO PoorTO Lease Amount (PER ANNUM) \$	Below Average <u>Lease </u>	↑○ Average <u>Ferm:</u>	⊺○ Good Options	†O Excellent		
Description of sale property and	comparability					
TC:1						
If there are any additional attachme	nts, please indicat	te now many \square				
LODGEMENT OF THIS FORM						
Please post or deliver your complete	ed objections form	(s) and attachme	ents to the local	council issuing the notice		