## **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.

**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 subject property						
Municipality:						
Council property number (optional):						
Address of the property:	1					
Owner(s)/ Lessee(s) name(s):						
Lot	Plan	Volume	Folio			
Crown allotment	Section	Portion	Parish			
Details of the pers	on(s) lodging the	e objection				
Name Mr/Mrs/Miss/Ms						
Are you the Owner, Occ	upier or Authorised aç	gent? ¡O Owner	O Occupier O Agent			
If agent, please indicate	professional status					
O Estate Agent   O Valuer   OAdvocate   OOther						
Postal Address						
<u>Suburb</u>						
<u>State</u>		Postcode				
<u>Daytime Phone Number(s)</u>						
WORK HOME MOBILE						
Email Address						
Please note, unless advised otherwise, these details will be used for all future correspondence regarding this valuation objection.						
Objection Authoris	sation					
$I \odot Notice$ is hereby given that $I/we$ object as per the details set out in this form.						
↑○ Notice is hereby given that I/we object and appoint the above named agent to act on my/our behalf regarding the objection as per the details set out in this form.						
Name (Please print) Signature/s						
Date/	/ <u>20</u> Con	tact Number (If differ	ent to above)			

What are the grounds for objecting?							
Please indicate those that apply.							
O The value is too high.							
O The value is too low.							
O The interests held in land ar	e not correctly apport	ioned.					
O The apportionment of the va	aluations is incorrect.						
O Lands which should be inclu	ded in one valuation	have been valued separately.					
O Lands which should be value	ed separately have be	en included in one valuation.					
O The person named in the no	otice of valuation, ass	essment notice or other document is not liable to be so named.					
O The area, dimensions or des	scription of the land, i	ncluding the AVPCC allocated to the land, are not correctly stated.					
What do you think the ye	aluation(s) should	1 ha2					
What do you think the va	aluation(s) should	a be:					
Please indicate which value(s)	you are objecting to.	Include 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	nils:						
Level of Value date shown:	1 January 20	, Date received by post / /					
Reasoning to support co							
		demonstrate why your contended values should be preferred over lditional sheets if this space is insufficient.					

## **Description Details of Subject Property**

Land						
Land Area (square metres) and/or Land Dimensions metres						metres_
Main Churchuna						
Main Structure		CC:				
Description Type (e.g. factory, warehouse, shop, office, etc)						
Gross Area m² Net lettable area m²						
	s (excluding laundry & toilet)					
Construction Material			O Concrete			
	O Poor O Below Avera				↑○ Excellent_	-
Year Built:		Year Ex	<u>xtended/Renova</u>	ited		
Renovation Description	1					
Other Structures						
Description			Size			m <sup>2</sup>
<u>Hardstand</u>	<u>Hardstand</u> Size					m <sup>2</sup>
Number of car parking	g spaces					
Plant and equipmen	it					
Description						
Lease details (subje	ect property)					
	O owner occupied, or	Ţ	O tenanted			
	mplete the following infor		- 10.10.1100			
Lease commenced	/ /					
•	<del>,</del>		Options			
Lease term (years/months) Options  Current rent per annum \$						
			Options			
Rent parable for car s			Оршонъ			
Rental Increase amount (I.E. fixed, %CPI, other)						
Rental review frequency (I.E. Yearly)  Last review date						
Details of any incention	ves provided					
Outgoings						
Tenant pays outgoings & 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' please provide details on a separate street.						
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## **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/HE	Building Area	Building Area (SQUARE METRES)				
Building Condition Lease Amount (PER ANNUM)		⊺○ Average -erm:		† O Excellent		
Description of sale property and comparability						
Property 2						
Address						
Sale Date		Sale Price\$		_		
Land Area (SQUARE METRES/HE	ECTARES)	Building Area	(SQUARE METRES)			
	↑○ Poor↑○ Below Average \$ Lease 1	⊺○ Average -erm:	⊺○ Good Options	O Excellent		
Description of sale pr	operty and comparability					
Property 3 Address						
Sale Date		Sale Price\$				
Land Area (SQUARE METRES/HE	ECTARES)	Building Area	(SQUARE METRES)			
	⊺ ○ Poor⊺ ○ Below Average \$ Lease T	⊺○ Average -erm:	⊺○ Good Options	O Excellent		
Description of sale pr	operty and comparability					
If there are any additional attachments, please indicate how many $\ \square$						
LODGEMENT OF THIS F	FORM					
Please nost or deliver w	our completed objections form	(c) and attachme	nts to the local c	ouncil issuing the notice		