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

lso 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 postice.

PLEASE TICK OR DELETE WHERE APPROPRIATE

Details of the s	ubject prope	rty		
Municipality:				
Council property nui	mber (optional):			
Address of the prope	erty:			
Owner(s)/ Lessee(s)	name(s):			
Lot	Plan	Volume	Folio	
Crown allotment	Section	Portion	Parish	
Details of the p	erson(s) lodg	jing the objection		
Name Mr/Mrs/Miss/	'Ms			
Are you the Owner,	Occupier or Auth	orised agent? O Owner C	Occupier O Agent	
<u>If agent, please indi</u>	cate professional	<u>status</u>		
O Estate Agent	O Valuer	OAdvocate O Other_		
Postal Address				
<u>Suburb</u>				
State		Postcode		
Daytime Phone Numwork	nber(s)	НОМЕ		
Email Address	d athonuisa thasa data	ils will be used for all future correspondence	regarding this valuation objection	
Objection Author	-	ills will be used for all future correspondence	regarding this valuation objection.	
_		ve object as per the details se	out in this form	
O Notice is hereb	y given that I/w		ve named agent to act on my/ou	r behalf
Name (Please print)		Signature	:/s	
Date /	/20	Contact Number (If differen	t to above)	

What are the grounds for	or objecting?		
Please indicate those th	at apply.		
O The value assigned is incor	rect.		
O The interests held in land a	re not correctly apporti	ioned.	
O The apportionment of the	/aluations is incorrect.		
O Lands which should be incl	uded in one valuation h	nave been valued separately.	
O Lands which should be valu	ued separately have be	en included in one valuation.	
O The person named in the n	otice of valuation, asse	essment notice or other document is not liable to be so named.	
O The area, dimensions or de	escription of the land, ir	ncluding the AVPCC allocated to the land, are not correctly state	d.
What do you think the v	 valuation(s) should	l be?	
,	(1)		
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 det	ails:		
Level of Value date shown:	1 January 20	Date received by post / /	
Reasoning to support co	ntended values		
		demonstrate why your contended values should be preferred or ditional sheets if this space is insufficient.	
			_

Description Details of Subject Property

Land					
Land Area (square metr	res)	and/or Land Dimen	sions	met	<u>res</u>
Main Structure					
Description Type (e.g. f	actory, warehouse, shop,	office, etc)			
Gross Area	m ²	Net lettable area		<u>m²</u>	
Number of Main Rooms	(excluding laundry & toil	et)	Number of Bat	throoms	
Construction Material	O Brick O Steel	O Concrete	O Other:		
Building Condition	O Poor O Below Averag	je O Average	O Good	O Excellent	
Year Built:		Year Extended/Reno	vated		
Renovation Description					
Other Structures					
Description		Size	<u>:</u>		<u>m²</u>
Hardstand		Siz	<u> </u>		<u>m²</u>
Number of car parking	spaces				
Plant and equipment	; 				
Description					
Lease details (subjec	t property)				
Is the property	O owner occupied, or	O tenanted			
If tenanted, please com	plete the following inform	nation			
Lease commenced	<u> </u>				
Lease term (years/mor	nths)	Options_			
Current rent per annun	n \$				
Rent parable for car sp	paces (if separate)	Options_			
Rental Increase amour	Nt (I.E. fixed, %CPI, other)				
Rental review frequence	Cy (I.E. Yearly)	Last review date			
Details of any incentive	es provided				
Outgoings					
O Tenant pays outgoing	gs &	○ <u>Owner p</u> a	ys outgoings \$		
Is rent at market levels?	? (I.E. INTER-COMPANY RENT OR SUPER	t fund rental) O r	narket rent	O other	
If you answer 'other' ple	ease provide details on a	separate 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	(SQUARE METRES)	
Building Condition O Poor O Below Lease Amount (PER ANNUM) \$	Average O Average Lease Term:	O Good Options	O Excellent
Description of sale property and compa	arability		
Property 2			
Address			
Sale Date	Sale Price\$		
Land Area (SQUARE METRES/HECTARES)	Building Area	(SQUARE METRES)	
Building Condition O Poor O Below Lease Amount (PER ANNUM) \$	Average O Average Lease Term:	O Good Options	O Excellent
Description of sale property and compa	arability		
Property 3 Address			
Sale Date	Sale Price\$		
Land Area (SOUARE METRES/HECTARES)	Building Area	(SQUARE METRES)	
Building Condition O Poor O Below Lease Amount (PER ANNUM) \$	Average O Average Lease Term:	O Good Options	O Excellent
Description of sale property and compa	arability		
If there are any additional attachments, pl	ease indicate how many		
in there are any additional attachments, pr	case maleate now many		
LODGEMENT OF THIS FORM			
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