INTERNAL USE ONLY

# **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.

#### PLEASE TICK OR DELETE WHERE APPROPRIATE

#### Details of the property (refer to your valuation notice)

#### Municipality:

| Council property number (OPTIONAL): |                           |         |                              |         |  |  |  |  |  |
|-------------------------------------|---------------------------|---------|------------------------------|---------|--|--|--|--|--|
| Address of the property             |                           |         |                              |         |  |  |  |  |  |
| Owner(s)/ Lessee(s) nam             | e(s):                     |         |                              |         |  |  |  |  |  |
| Lot                                 | Plan                      | Volume  | Folio                        |         |  |  |  |  |  |
| Crown allotment                     | Section                   | Portion | Parish                       |         |  |  |  |  |  |
| Details of the person(s)            | lodging the objection     |         |                              |         |  |  |  |  |  |
| Name Mr / Mrs / Miss / N            | Лs                        |         |                              |         |  |  |  |  |  |
| Are you the owner, occu             | pier or authorised agent? | O owner | <ul> <li>occupier</li> </ul> | 🔘 agent |  |  |  |  |  |

If agent, please indication professional status:

| ○ Estate Agent ○        | Valuer | Advocate | Other: |  |  |  |  |  |
|-------------------------|--------|----------|--------|--|--|--|--|--|
| Postal address          |        |          |        |  |  |  |  |  |
| Suburb                  |        |          |        |  |  |  |  |  |
| State                   |        | Postcode |        |  |  |  |  |  |
| Daytime phone number(s) | WORK   |          |        |  |  |  |  |  |
| HOME                    |        | MOBILI   |        |  |  |  |  |  |

Email address

PLEASE NOTE, UNLESS ADVISED OTHERWISE, THESE DETAILS WILL BE USED FOR ALL FUTURE CORRESPONDENCE REGARDING THIS VALUATION OBJECTION.

#### **Objection authorisation**

• 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                | D | D | M | Μ | Y | Y | Y | Y |  |

## Contact number (IF DIFFERENT TO ABOVE)

#### LODGEMENT OF THIS FORM

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

### What are the grounds for objecting?

Please indicate those that apply:

- O The value is too high.
- O The value is too low.
- $\bigcirc$  The interests held in land are not correctly apportioned.
- O The apportionment of the valuations is incorrect.
- C Lands which should be included in one valuation have been valued separately.
- C Lands which should be valued separately have been included in one valuation.
- The person named in the notice of valuation, assessment notice or other document is not liable to be so named.
- The area, dimensions or description of the land, including the AVPCC allocated to the land, are not correctly stated.

#### What do you think the valuation(s) should be?

Please indicate which value(s) you are objecting to. Include the council's valuation and your contended value(s).

| $\bigcirc$                         | Site Value                    | Council value \$ | Contended value \$    |  |  |  |  |  |  |  |
|------------------------------------|-------------------------------|------------------|-----------------------|--|--|--|--|--|--|--|
| $\bigcirc$                         | Capital Improved Value        | Council value \$ | Contended value \$    |  |  |  |  |  |  |  |
| $\bigcirc$                         | Net Annual Value              | Council value \$ | Contended value \$    |  |  |  |  |  |  |  |
| Valuation and Rate Notice details: |                               |                  |                       |  |  |  |  |  |  |  |
| Leve                               | el of value date shown: 1 Jar |                  | Date received by post |  |  |  |  |  |  |  |
|                                    |                               |                  |                       |  |  |  |  |  |  |  |

## Reasoning to support contended values

Please provide a short summary of the reasons that demonstrate why your contended values should be preferred over the valuation(s). Attach supporting documents or additional sheets if this space is insufficient.

| Description details of subject property  |                              |  |  |  |  |  |  |  |
|--|------------------------------|--|--|--|--|--|--|--|
| Land   |                              |  |  |  |  |  |  |  |
| Land area (square metres) AND/OR   | Land dimensions metres       |  |  |  |  |  |  |  |
| Main structure   |                              |  |  |  |  |  |  |  |
| Description (e.g. factory, warehouse, shop, office etc.)                                     |                              |  |  |  |  |  |  |  |
| Gross area m <sup>2</sup> Net lett   | table area m <sup>2</sup>    |  |  |  |  |  |  |  |
| Construction material O brick O steel O concret  | e O other:                   |  |  |  |  |  |  |  |
| Building condition O poor O below average  | ○ average ○ good ○ excellent |  |  |  |  |  |  |  |
| Year built Year ex   | tended/renovated             |  |  |  |  |  |  |  |
| Renovation description   |                              |  |  |  |  |  |  |  |
| Other structures   |                              |  |  |  |  |  |  |  |
| Description  | Size m <sup>2</sup>          |  |  |  |  |  |  |  |
| Hardstand  | Size m <sup>2</sup>          |  |  |  |  |  |  |  |
| Number of car parking spaces   |                              |  |  |  |  |  |  |  |
| Plant and equipment  |                              |  |  |  |  |  |  |  |
| Description  |                              |  |  |  |  |  |  |  |
|  |                              |  |  |  |  |  |  |  |
|  |                              |  |  |  |  |  |  |  |
| Lease details (subject property)   |                              |  |  |  |  |  |  |  |
| Is the property O owner occupied, or O tenanted  |                              |  |  |  |  |  |  |  |
| If tenanted, please complete the following information:                                      |                              |  |  |  |  |  |  |  |
| Lease commenced D D M M Y Y Y Y  |                              |  |  |  |  |  |  |  |
| Lease term (years/months)  | Options                      |  |  |  |  |  |  |  |
| Current rent per annum \$  |                              |  |  |  |  |  |  |  |
| Rent payable 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  |                              |  |  |  |  |  |  |  |
| C Tenant pays outgoings \$   | owner pays outgoings \$      |  |  |  |  |  |  |  |
| Is rent at market levels? (I.E. INTER-COMPANY RENT OR SUPER FUND RENTAL) Omarket rent Oother |                              |  |  |  |  |  |  |  |
| If you answered 'other' please provide details on a separate sheet.                          |                              |  |  |  |  |  |  |  |

# 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. While 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.

| Sale price      |  |  |   |   |
|-----------------|--|--|---|---|
| Building a      | rea (square metres)  | 1  |   |   |
| O below average | $\bigcirc$ good  | $\bigcirc$   | excellent   |   |
| Lease term      |  | Options  |   |   |
| ability         |  |  |   |   |
|                 |  |  |   |   |
|                 |  |  |   |   |
| Sale price      |  |  |   |   |
| Building a      |  |  |   |   |
| O below average | <ul> <li>average</li> </ul>  | $\bigcirc$ good  | $\bigcirc$  | excellent   |
| Lease term      |  | Options  |   |   |
| ability         |  |  |   |   |
|                 |  |  |   |   |
|                 |  |  |   |   |
| Sale price      |  |  |   |   |
| Building a      |  |  |   |   |
| O below average | O average  | $\bigcirc$ good  | $\bigcirc$  | excellent   |
| Lease term      |  | Options  |   |   |
| ability         |  |  |   |   |
|                 | Building a below average Lease term ability Sale price Building a below average Lease term ability Sale price Building a below average Lease term bility below average Lease term building a | Building area (SQUARE METRES)   below average average   Lease term     ability     Sale price   Building area (SQUARE METRES)   below average   average   Lease term     Sale price   Building area (SQUARE METRES)   below average   Lease term     Sale price   Building area (SQUARE METRES)   below average   Lease term     ability     Sale price   Building area (SQUARE METRES)   below average   Lease term | Building area (SQUARE METRES)   below average average   Lease term Options   ability   Sale price   Building area (SQUARE METRES)   below average   average   good   Lease term   Options     Sale price   Building area (SQUARE METRES)   Options     Sale price     Sale price     Building area (SQUARE METRES)     Sale price   Building area (SQUARE METRES)     Building area (SQUARE METRES)     Sale price     Sale price     Building area (SQUARE METRES) | Building area (SQUARE METRES)   below average   Lease term   Options     ability     Sale price   Building area (SQUARE METRES)   below average   average   good   Lease term   Options     Sale price   Building area (SQUARE METRES)   Control   Sale price   Sale price   Building area (SQUARE METRES)   Sale price   Building area (SQUARE METRES) |

If there are any additional attachments, please indicate how many:

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