Objection Form Residential

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) name(s):							
Lot	Plan	Volume	Folio				
Crown allotment	Section	Portion	Parish				
Details of the person(s) lodging the objection							

Name Mr / Mrs / Miss / Ms

Are you the owner, occupier or authorised age	ent?	O owner	O occupier
If agent, please indication professional status:			
○ Estate Agent ○ Valuer	\bigcirc	Advocate	O Other:
Postal address			
Suburb			
State			Postcode
Daytime phone number(s) work			
HOME		МОВІ	E
Email address			

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

Objection authorisation

O 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 (P	Name (please print)								
Signatur	e/s								
Date	D	D	Μ	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:

- 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 \$
Valu	uation and Rate Notice details	5:	
Leve	el of value date shown: 1 Jar	uary	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 subje	ct property		
Land			
Land area (square metres)		AND/OR Land dimensions	metres
Description of dwelling			
Building type (e.g. detache	d dwelling, flat, townhouse)		
Area (square metres)		Number of bedrooms	
Number of main rooms (EXC	CL. LAUNDRY & TOILET)	Number of bathrooms	
Construction material	brick O steel O	concrete O other:	
Building condition	poor 🔷 below avera	age 🔿 average	⊖ good ⊖ excellent
Year built		Year extended/renovated	
Extension/renovation descr	ption		
Additional description:			
Description of other improv	vements (e.g. garage)		
Area	(SQUARE METRES)		
Area	(SQUARE METRES)		

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.

Property 1				
Address				
Sale date	Sale price			
Land area (square metres/hectares)	Building a	rea (square metres)		
Building condition \bigcirc poor	O below average	⊖ average	⊖ good	⊖ excellent
Lease amount (PER ANNUM) \$	Lease term		Options	
Description of sale property and compare	ability			
Property 2				
Address				
Sale date	Sale price			
Land area (square metres/hectares)	Building a			
Building condition \bigcirc poor	below average	O average	⊖ good	⊖ excellent
Lease amount (PER ANNUM) \$	Lease term		Options	
Description of sale property and compare	ability			
Property 3				
Address				
Sale date	Sale price			
Land area (square metres/hectares)	Building a	rea (square metres)		
Building condition \bigcirc poor	O below average	O average	🔘 good	⊖ excellent
Lease amount (PER ANNUM) \$	Lease term		Options	
Description of sale property and compare	ability			

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

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