

Objection Form Rural

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 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 agent? owner occupier agent

If agent, please indicate professional status:

Estate Agent Valuer Advocate Other: _____

Postal address _____

Suburb _____

State _____

Postcode _____

Daytime phone number(s) WORK | | | | | | | | | | | | | | | | | | | | | |

HOME | | | | | | | | | | | | | | | | | | | | | | MOBILE | | | | | | | | | | | | | | | | | | | | | |

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 | M | Y | Y | Y | Y | _____

Contact number (IF DIFFERENT TO ABOVE) _____

What are the grounds for objecting?

Please indicate those that apply:

- Radio button options for grounds for objecting: The value is too high, The value is too low, The interests held in land are not correctly apportioned, etc.

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).

Form with radio buttons and input fields for Site Value, Capital Improved Value, and Net Annual Value, including Council value and Contended value columns.

Valuation and Rate Notice details:

Form for entering date details: Level of value date shown (1 January) and Date received by post with dropdown menus for year, month, and day.

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.

Large area with horizontal lines for providing reasoning to support contended values.

Description details of subject property

Description of structures

Main dwelling

Area

m²

Additional dwelling(s)

Area

m²

Other structural improvements

Plant and equipment

Description

Land description

Land area (HECTARES/ACRES)

Land dimensions (METRES/LINKS)

Description of fencing, pastures, water supply, orchards, plantations, etc

Irrigation details including user permits and dam/bore licences

Major soil types, arable land, bush, etc

Lease or licences (including for unused roads)

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 (HECTARES)

Building area (SQUARE METRES)

Building condition poor below average average good excellent

Description of sale property and comparability

Property 2

Address

Sale date

Sale price

Land area (HECTARES)

Building area (SQUARE METRES)

Building condition poor below average average good excellent

Description of sale property and comparability

Property 3

Address

Sale date

Sale price

Land area (HECTARES)

Building area (SQUARE METRES)

Building condition poor below average average good excellent

Description of sale property and comparability

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

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