INTERNAL USE ONLY	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

#### LODGEMENT OF THIS FORM

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

LEASE TICK OR DELETE WHERE APP	ROPRIATE						
Details of the property	refer to your valuation notic	ce)					
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/I	√ls						
Are you the owner, occupier or authorised agent? Owner Occupier agent  If agent, please indication professional status:  Estate Agent Valuer Advocate Other:							
Postal address							
Suburb  State  Portrode							
State Postcode  Daytime phone number(s) work							
Daytime phone number(s) WORK  HOME   MOBILE   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	ren that I/we object as per the ren that I/we object and appoint details set out in this form.		nis form. d agent to act on my/our beha	lf regarding the			
Contact number (if different to above)							

Wi	nat are the grounds for objec	cting?						
Ple	ase indicate those that apply							
$\bigcirc$	The value is too high.							
$\bigcirc$	○ The value is too low.							
$\bigcirc$	The interests held in land are not correctly apportioned.							
$\bigcirc$	The apportionment of the	valuations is incorrect.						
$\bigcirc$	Lands which should be incl	uded in one valuation have	been valued separately.					
$\bigcirc$	Lands which should be valu	ued separately have been in	cluded in one valuation.					
$\bigcirc$	The person named in the n	otice of valuation, assessme	nt notice or other document is not liable to be so named.					
$\bigcirc$	The area, dimensions or de stated.	escription of the land, includ	ing the AVPCC allocated to the land, are not correctly					
Wł	nat do you think the valuatio	on(s) should be?						
Ple	ase indicate which value(s) y	ou 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 \$					
Va	uation and Rate Notice deta	ils:						
Lev	vel of value date shown: 1 Ja	Y   Y   Y   Y   Anuary	Date received by post					
Re	asoning to support contende							
Ple	asoning to support contende ase provide a short summary	ed values  of the reasons that demons	strate why your contended values should be preferred over all sheets if this space is insufficient.					
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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 m² Net lettable area m²						
Construction material O brick O steel O concrete O other:						
Building condition O poor O below average O average O good O excellent						
Year built Year extended/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						
Tenant pays outgoings \$ Owner pays outgoings \$						
Is rent at market levels? (I.E. INTER-COMPANY RENT OR SUPER FUND RENTAL) Omarket rent other						
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.

Property 1	
Address	
Sale date Sale price	
Land area (SQUARE METRES/HECTARES)  Building area (SQUARE METRES)	
Building condition O poor O below average O average O good O excell	lent
Lease amount (PER ANNUM) \$ Lease term Options	
Description of sale property and comparability	
Property 2	
Address	
Sale date Sale price	
Land area (SQUARE METRES/HECTARES)  Building area (SQUARE METRES)	
Building condition O poor O below average O average O good O excell	lent
Lease amount (PER ANNUM) \$ Lease term Options	
Description of sale property and comparability	
Property 3	
Address	
Sale date Sale price	
Land area (SQUARE METRES/HECTARES)  Building area (SQUARE METRES)	
Building condition O poor O below average O average O good O excell	lent
Lease amount (PER ANNUM) \$ Lease term Options	
Description of sale property and comparability	
If there are any additional attachments, please indicate how many:	

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