

# Objection Form Commercial/Industrial

## COMPLETION OF THIS FORM

- The completion of the objection pro-forma provided will ensure compliance with the Valuations 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)

Council property number:

Address of the property:

Owner(s)/Lessee(s) name(s):

<i>Lot</i>	<i>Plan</i>	<i>Volume</i>	<i>Folio</i>
<i>Crown Allotment</i>	<i>Section</i>	<i>Portion</i>	<i>Parish</i>

## 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:																			

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 the details set out in this form

Name (PLEASE PRINT)

Signature/s

Date 

D	D	M	M	Y	Y	Y	Y
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Contact number (IF DIFFERENT TO ABOVE)

Civic Centre  
Cnr Lyttleton and Lloyd Sts  
P.O Box 185 Castlemaine VIC 3450  
t (03) 5471 1700  
e info@mountalexander.vic.gov.au  
w www.mountalexander.vic.gov.au



**What are the grounds for objecting?**

Please indicate those that apply:

- The value is too high.
- The value is too low.
- The interests held in land are not correctly apportioned.
- The apportionment of the valuations is incorrect.
- Lands which should be included in one valuation have been valued separately.
- 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 are not correct.

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

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

<input type="radio"/> Site Value	Council value \$	Contended value \$
<input type="radio"/> Capital Improved Value	Council value \$	Contended value \$
<input type="radio"/> Net Annual Value	Council value \$	Contended value \$

Valuation and Rate Notice details:

Level of value date shown:     1 January 

Y	Y	Y	Y
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     Date received by post 

D	D	M	M	Y	Y	Y	Y
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**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.

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**Description details of subject property**

**Land**

Land area (SQUARE METRES) AND/OR Land dimensions m<sup>2</sup>

**Main structure**

Description (e.g. factory, warehouse, shop, office, etc)

Gross area m<sup>2</sup> Net lettable area m<sup>2</sup>

Construction material  brick  steel  concrete  other

Building condition  poor  below average  average  good  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  owner occupied, or  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 outgoing \$ \_\_\_\_\_  Owner pays outgoing \$ \_\_\_\_\_

Is rent at market value? (I.E. INTER-COMPANY RENT OR SUPER FUND RENTAL)  market 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

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Sale date Sale price

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Land area (SQUARE METRES/HECTARES) Building area (SQUARE METRES)

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Building condition  poor  below average  average  good  excellent

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Lease amount (PER ANNUM) \$ Lease term Options

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Description of sale property and comparability

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**Property 2**

Address

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Sale date Sale price

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Land area (SQUARE METRES/HECTARES) Building area (SQUARE METRES)

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Building condition  poor  below average  average  good  excellent

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Lease amount (PER ANNUM) \$ Lease term Options

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Description of sale property and comparability

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**Property 3**

Address

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Sale date Sale price

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Land area (SQUARE METRES/HECTARES) Building area (SQUARE METRES)

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Building condition  poor  below average  average  good  excellent

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Lease amount (PER ANNUM) \$ Lease term Options

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Description of sale property and comparability

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

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