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.

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 sub	ject proper	ty			
Municipality:					
Council property numb	er (optional):				
Address of the propert	y:				
Owner(s)/ Lessee(s) n	ame(s):				
Lot	Plan	Volume	Folio		
Crown allotment	Section	Portion	Parish		
Details of the per	son(s) lodg	ing the objection			
Name Mr/Mrs/Miss/Ms	3				
Are you the Owner, Oo	ccupier or Autho	orised agent? ¡O Owner	O Occupier	O Agent	
If agent, please indicate	e professional s	status			
O Estate Agent	○ Valuer	¡OAdvocate ¡ O Oth	er		
Postal Address					
Suburb					_
State		Postcode			
MOBILE Email Address		HOME			
Objection Author		ls will be used for all future corresponde	ince regarding this var	uauon objection.	
_		e object as per the details	set out in this f	- Torm	
↑○ Notice is hereby	given that I/w		oove named ag	ent to act on my/our behalf	
Name (Please print)		Signatu	ure/s		_
Date/	/20	Contact Number (If differ	rent to above)		

What are the grounds fo	or objecting?	
Please indicate those th	at apply.	
O The value is too high.		
O The value is too low.		
O The interests held in land a	re not correctly apporti	oned.
O The apportionment of the v	valuations is incorrect.	
O Lands which should be incl	uded in one valuation h	ave been valued separately.
O Lands which should be value	ued separately have bee	en included in one valuation.
O The person named in the n	otice of valuation, asse	ssment notice or other document is not liable to be so named.
O The area, dimensions or de	escription of the land, in	cluding the AVPCC allocated to the land, are not correctly stated.
What do you think the v	valuation(s) should	be?
Please indicate which value(s)	you are objecting to. I	include the council's valuation and your contended value(s).
O Site Value	Council value \$	Contended \$
O Capital Improved Value	Council value \$	Contended \$
O Net Annual Value	Council value \$	Contended \$
Valuation and Rate Notice det	ails:	
Lovel of Value data shown	1 January 20	Date received by post / /
Level of Value date shown: Reasoning to support co	1 January 20 ,	
Reasoning to support co	ontended values ary of the reasons that of	demonstrate why your contended values should be preferred over ditional sheets if this space is insufficient.
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Description Details of Subject Property

Land					
Land Area (square met	res) and/o	r Land Dimensio	ins	metı	<u>es</u>
Main Structure					
	factory warehouse shop office	o oto)			
	factory, warehouse, shop, office m² Net le	-			
	s (excluding laundry & toilet)				
Construction Material	•			ICHIOOHIS	
	O Poor O Below Average	'	'		
_	Year I	_			
	Tedi i				
Other Structures					
B		Cino			2
					_
					<u>m²_</u>
Number of car parking	spaces				
Plant and equipment	t				
<u>Description</u>					
Lease details (subject					
Is the property	• • •				
• •	nplete the following information				
Lease commenced		-			
Lease term (years/mo	•	Options_			
Current rent per annur					
Rent parable for car s		Options			
Rental Increase amou					
Rental review frequen	CY (I.E. Yearly) Last r	review date			
Details of any incentiv	es provided				
Outgoings					
Tenant pays outgoin	gs &	O Owner pays	outgoings \$		
Is rent at market levels	? (I.E. INTER-COMPANY RENT OR SUPER FUND RE	ental) O mar	rket rent	O other	
If you answer 'other' pl	lease provide details on a separa	ate street.			

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. Whilst 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	Building Area (SQUARE METRES)			
Building Condition O Poor O Below A Lease Amount (PER ANNUM) \$		⊺○ Good Options	⊺ ○ Excellent		
Description of sale property and compar	ability				
Property 2					
Address					
Sale Date	Sale Price\$				
Land Area (SQUARE METRES/HECTARES)	ES/HECTARES) Building Area (SQUARE METRES)				
Building Condition O Poor O Below A Lease Amount (PER ANNUM) \$		⊺○ Good Options	ĭ O Excellent		
Description of sale property and compar	ability				
Property 3 Address					
Sale Date	Sale Price\$				
Land Area (SQUARE METRES/HECTARES)	Building Area	(SQUARE METRES)			
Building Condition O Poor O Below A Lease Amount (PER ANNUM).	verage O Average Lease Term:	⊺○ Good Options	† O Excellent		
Description of sale property and compar	ability				
If there are any additional attachments, plea	ase indicate how many]			
LODGEMENT OF THIS FORM					
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