

OBJECTION FORM RESIDENTIAL

Office Use Only Records Department

File No: RV/11/02

Document No:

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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. Lodgement details provided at the back of this form.

DETAILS OF THE PROPERTY (Refer to y	our valuation notice)						
Municipality:							
Council Property Number:							
Address of the property:							
Owner(s)/lessee(s) names:							
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 Author	ised Agent? Owner	☐ Occupier ☐ Ag	ent				
If agent, please indicate professional st							
☐ Estate agent ☐ Valuer ☐ Adv	vocate						
Postal Address:							
Suburb							
State:		Postcode:					
Daytime phone numbers: 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/s: (please print)							
Signature/s:							
Date:							
Contact number: (If different from above	ve)						

WHAT ARE THE GROUNDS FO	R OBJECTING		
Please indicate those that app	oly:		
☐ The value is too high			
☐ The value is too low			
☐ The interests held in land a	are not correctly ap	pportioned	
☐ The apportionment of the	valuations is incorr	rect	
☐ Lands which should be inc	luded in one valuat	ion have been valued seperately	
Lands which should be val	ued seperately have	e been included in one valuation	
\square The person named in the r	notice of valuation,	assessment notice or other docu	ument is not liable to be so named
☐ The area, dimensions or de	escription of the lar	nd, including the AVPCC allocated	d to the land, are not correctly stated
WHAT DO YOU THINK THE VA			
Site Value	S) you are objecting Council Value \$	to. Include the council's valuatio	Contended \$
☐ Capital Improved Value	Council Value \$		Contended \$
	Council Value \$		Contended \$
Valuation and Rate Notice det	tails: YYYY	D D M	MYYYY
Level of value date shown: 1.		Date received by post:	
REASON TO SUPPORT CONTE	NDED VALUES		
	g documents of au	ditional sheets if this space is ins	unicient.

DESCRIPTION DETAILS OF SUBJECT	CT PROPERTY	
Land		
Land Area: (Square metres)	Land dimensions:	metres
Main structure		
Description: (e.g. detached dwelli	ing, flat, townhouse)	
Area (square metres):	Number of bedrooms:	
Number of main rooms: (excl. lau	undry and toilet) Number of bathrooms:	
Construction material: Brick	Steel Concrete Other	-
Building condition: Poor	☐ Below average ☐ Average ☐ Good ☐ Excellent	
Year built:	Year extended/renovated:	
Extension/Renovation description	n:	
Addtional description:		
Description of other improveme	nts (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/hectare	es)	Building area: (square metres)					
Building condition:	Poor Below average	e ☐ Average ☐ Good ☐ Excellent					
Lease amount: (per annum)	\$	Lease term:					
Options:							
Description of sale of property and comparability:							
Property 2							
Address:							
Sale date:		Sale price:					
Land area: (square metres/hectare	es)	Building area: (square metres)					
Building condition:	Poor Below average	e 🗌 Average 🔲 Good 🔲 Excellent					
Lease amount: (per annum)	\$	Lease term:					
Options:							
Description of sale of property and comparability:							
Property 3							
Address:							
Sale date:		Sale price:					
Land area: (square metres/hectare	es)	Building area: (square metres)					
Building condition:	Poor Below average	e 🗌 Average 🔲 Good 🔲 Excellent					
Lease amount: (per annum)	\$	Lease term:					
Options:							
Description of sale of property and comparability:							
If there are any additional attachme	ents, please indicate how man	ıy:					

LODGEMENT INFORMATION



Mail:

Buloke Shire Council Po Box 1, Wycheproof Vic 3527 **In Person:** Wycheproof - 367 Broadway, Wycheproof

Email: buloke@buloke.vic.gov.au

Privacy Statement

The Buloke Shire Council is collecting your personal information to process this agreement. The information will be only accessed by authorised council employees. Your information will not be given to any other person or agency unless you have given us permission or we are required by law.