



OBJECTION FORM RESIDENTIAL

Office Use Only
Records Department

File No: RV/11/02

Document No:

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. Lodgement details provided at the back of this form.

DETAILS OF THE PROPERTY (Refer to your 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 Authorised Agent? Owner Occupier Agent

If agent, please indicate professional status:

Estate agent Valuer Advocate Other: _____

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) _____

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, including the AVPCC allocated to the land, are not correctly stated

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

<input checked="" type="checkbox"/> Site Value	Council Value \$	_____	Contended \$	_____
<input type="checkbox"/> Capital Improved Value	Council Value \$	_____	Contended \$	_____
<input type="checkbox"/> Net Annual Value	Council Value \$	_____	Contended \$	_____

Valuation and Rate Notice details:

Y Y Y Y

D D M M Y Y Y Y

Level of value date shown: 1 January _____

Date received by post: _____

REASON TO SUPPORT CONTENTED 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.

DESCRIPTION DETAILS OF SUBJECT PROPERTY

Land

Land Area: (Square metres) _____ Land dimensions: _____ metres

Main structure

Description: (e.g. detached dwelling, flat, townhouse)

Area (square metres): _____ Number of bedrooms: _____

Number of main rooms: (excl. laundry 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: _____

Additional description:

Description of other improvements (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/hectares) _____ Building area: (square metres) _____

Building condition: Poor Below average 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/hectares) _____ Building area: (square metres) _____

Building condition: Poor Below average 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/hectares) _____ Building area: (square metres) _____

Building condition: Poor Below average Average Good Excellent




Lease amount: (per annum) \$ _____ Lease term: _____

Options: _____

Description of sale of property and comparability:

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

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.