



# OBJECTION FORM COMMERCIAL/INDUSTRIAL

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 are on 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(s).

- Site Value                      Council Value \$ \_\_\_\_\_ Contended \$ \_\_\_\_\_
- Capital Improved Value      Council Value \$ \_\_\_\_\_ Contended \$ \_\_\_\_\_
- 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 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.

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

**DESCRIPTION DETAILS OF SUBJECT PROPERTY****Land**

Land Area: (Square metres) \_\_\_\_\_ Land dimensions: \_\_\_\_\_ metres

**Main structure**Description: (e.g. factory, warehouse, shop, office etc.)  
\_\_\_\_\_  
\_\_\_\_\_

Gross Area m2 \_\_\_\_\_ Net lettable area m2: \_\_\_\_\_

Construction material:  Brick  Steel  Concrete  Other \_\_\_\_\_Building condition:  Poor  Below average  Average  Good  Excellent

Year built: \_\_\_\_\_ Year extended/renovated: \_\_\_\_\_

Renovation description: \_\_\_\_\_

**Other sources**

Description: \_\_\_\_\_ Size: \_\_\_\_\_ m2

Hardstand: \_\_\_\_\_ Size: \_\_\_\_\_ m2

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:

D D M M Y Y Y Y

Lease commenced: \_\_\_\_\_

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 levels? (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: \_\_\_\_\_

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](mailto: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.*