

Objection Form Commercial/Industrial

The completion of this objection pro-forma will ensure compliance with the Valuation of Land Act 1960 (VLA) and will also assist in discussions with the council Valuer or the Valuer- General 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.

DETAILS OF THE SUBJECT PROPERTY *(Refer to your Valuation & Rate Notice)*

Municipality: Moira Shire Council

Assessment Number: _____

Address of the Property: _____

Owner(s)/Lessee(s) Name(s): _____

Lot: _____ Plan: _____ Volume: _____ Folio: _____

Crown Allotment: _____ Section: _____ Portion: _____ Parish: _____

DETAILS OF THE PERSON(S) LODGING THE OBJECTION

Name (Mr/Mrs/Miss/Ms): _____

Ownership Status: Owner Occupier Agent

If Agent, please indicate professional status

Estate Agent Valuer Advocate Other: _____

Postal Address: _____

Town: _____ 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 details set out on 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 to 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 (CIV):** Council value: \$ _____ Contended: \$ _____
- Net Annual Value:** Council value: \$ _____ Contended: \$ _____

Level of Value date shown: 1 January _____ **Date received by post:** _____

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.

DESCRIPTION DETAILS OF SUBJECT PROPERTY

Land

Land Area (square meters) _____ and/or Land Dimensions _____ metres

Main Structure

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

Gross Area _____ m² Net lettable area: _____ m²

Number of main rooms (excluding laundry & toilet): _____ Number of bathrooms: _____

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 _____ 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:

Lease commenced (date) _____ / _____ / _____

Lease term (years/months) _____ Options _____

Current rent per annum \$ _____

Rent payable for car spaces (if separate) \$ _____ Options _____

Rental increase amount (ie fixed, %CPI, other) _____

Rental review frequency (ie yearly) _____ Last Review Date _____

Details of any incentives provided _____

Outgoings

Tenant pays outgoings \$ _____ Owner pays outgoings \$ _____

Is rent at market levels? (ie inter-company rent or superfund rental) market rent Other

If you answer '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. 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 meters/hectares) _____ Building Area (square metres) _____

Building Condition: Poor Below Average Average Good Excellent

Lease amount (per annum): \$ _____ Lease Term: _____ Options: _____

Description of sale property and comparability: _____

Property 2

Address: _____

Sale Date: _____ Sale Price: _____

Land Area (square meters/hectares) _____ Building Area (square metres) _____

Building Condition: Poor Below Average Average Good Excellent

Lease amount (per annum): \$ _____ Lease Term: _____ Options: _____

Description of sale property and comparability: _____

Property 3

Address: _____

Sale Date: _____ Sale Price: _____

Land Area (square meters/hectares) _____ Building Area (square metres) _____

Building Condition: Poor Below Average Average Good Excellent

Lease amount (per annum): \$ _____ Lease Term: _____ Options: _____

Description of sale property and comparability: _____

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

Completed applications should be posted to Moira Shire Council, PO Box 578, COBRAM, VIC, 3643 or faxed to (03) 5872 1567. Moira Shire Council will provide confirmation of receipt of this Objection Form.

Privacy Statement: "Personal and/or health information collected by Moira Shire Council is used for municipal purposes as specified in the *Local Government Act 1989*. The personal and/or health information will be used solely by Moira Shire Council for these purposes and/or directly related purposes. Council may disclose this information to other organisations if required by legislation. The applicant understands that the personal and/or health information provided is for the above purpose and that he or she may apply to Moira Shire Council for access to and/or amendment of the information. Requests for access and/or correction should be made to Moira Shire Council's Privacy Officer."

