

# Objection Form Rural

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.

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## DESCRIPTION DETAILS OF SUBJECT PROPERTY

### ***Description of structures***

Main dwelling \_\_\_\_\_  
\_\_\_\_\_ Area \_\_\_\_\_ m<sup>2</sup>

Additional dwelling(s) \_\_\_\_\_  
\_\_\_\_\_ Area \_\_\_\_\_ m<sup>2</sup>

Other structural improvements: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### ***Plant and Equipment***

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### ***Land Description***

Land area (hectares/acres) \_\_\_\_\_ Land Dimensions (meters/links) \_\_\_\_\_

Description of fencing, pastures, water supply, orchards, plantations, etc \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Irrigation details including user permits and dam/bore licences \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Major soil types, arable land, bush etc \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lease or licences (including for unused roads) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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.

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