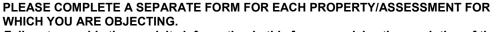
# **Objection Form** Residential

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.



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 PERS	ON(S) LODGING TH	E 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**

I 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 prin	t):	
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).

Level of Value date shown: 1 January Date received by post:				
	Net Annual Value:	Council value: \$	Contended: \$	
	Capital Improved Value (CIV):	Council value: \$	Contended: \$	
	Site Value:	Council value \$	Contended: \$	

## **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 Area (square meters)	and/or Land Dimensions metres
Building Type (e.g. detached dwelling, flat, townho	use)
Area m <sup>2</sup>	Number of Bedrooms:
Number of main rooms (excluding laundry & to	ilet):Number of bathrooms:
Construction Material:  Brick  Ste	eel 🗖 Concrete 🗖 Other
Building Condition:  Poor Below	v Average 🗖 Average 🗖 Good 🗖 Excellent
Year Built:	Year Extended/Renovated:
Extension/Renovation Description:	
Additional Description:	
Description of other improvements (e.	.g. garage):
Area (square	meters/square feet)
Area (square	meters/square feet)
Area (square	meters/square feet)

### 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 Te	erm: Options:				
Description of sale property and comparability:					
Property 2					
Address:					
Sale Date:					
Land Area (square meters/hectares)	Building Area (square metres)				
Building Condition:  Poor Below Average	Average Good Excellent				
Lease amount (per annum): \$ Lease Te	erm: Options:				
Description of sale property and comparability:					
Property 3					
Address:					
Sale Date:					
Land Area (square meters/hectares)	Building Area (square metres)				
Building Condition:  Poor Below Average	Average Good Excellent				
Lease amount (per annum): \$ Lease Te	erm: Options:				
Description of sale property and comparability:					
If there are any additional attachments, please indica	ate 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."

Moira Shire Council ABN: 20 538 141 700 Post: PO Box 578, Cobram, Vic 3643 DX: 37801, Cobram Cobram Administration Centre: 44 Station Street, Cobram Yarrawonga Service Centre: 100 Belmore Street, Yarrawonga Phone: 03 5871 9222 Fax: 03 5872 1567 NRS: 133 677

Email: info@moira.vic.gov.au moira.vic.gov.au

