

Objection Form Commercial/Industrial

COMPLETION OF THIS FORM

- The completion of the objection pro-forma provided will ensure compliance with the Valuations 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.

PLEASE TICK OR DELETE WHERE APPROPRIATE

Details of the property (refer to your valuation notice)

Municipality:

Council property number (optional):

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

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 number(s)

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 the details set out in this form

Name (PLEASE PRINT)

Signature/s

Date

D	D	M	M	Y	Y	Y	Y
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Contact number (IF DIFFERENT TO ABOVE)

Description details of subject property

Land

Land area (SQUARE METRES) AND/OR Land dimensions m²

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 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 | D | D | M | M | Y | Y | Y | Y |

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 value? (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 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 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 property and comparability

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

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