

# Valuation 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 post or deliver your completed objection form(s) and attachments to the local council issuing the notice.

## LODGEMENT OF THIS FORM

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 property (refer to your valuation notice)	
<b>Municipality</b>	
<b>Council Property Number (optional)</b>	
<b>Property Address</b>	
<b>Owner(s)/Lessee(s) Name(s)</b>	
<input type="checkbox"/> Lot <input type="checkbox"/> Plan <input type="checkbox"/> Volume <input type="checkbox"/> Folio <input type="checkbox"/> Crown Allotment <input type="checkbox"/> Section <input type="checkbox"/> Portion <input type="checkbox"/> Parish	

Details of the person(s) lodging the objection							
Please note, unless advised otherwise, these details will be used for all future correspondence regarding this valuation objection.							
<b>Name Mr/Mrs/Miss/Ms</b>							
<b>Are you the owner, occupier or authorised agent?</b>	<input type="checkbox"/> Owner <input type="checkbox"/> Occupier <input type="checkbox"/> Agent						
<b>If agent, please indicate professional status:</b>	<input type="checkbox"/> Estate Agent <input type="checkbox"/> Valuer <input type="checkbox"/> Advocate <input type="checkbox"/> Other _____						
<b>Postal Address</b>	<b>Suburb</b>						
<b>State</b>	<b>Post Code</b>						
<b>Daytime Phone Number</b>	<table border="1"> <tr> <td><b>Work</b></td> <td></td> <td><b>Home</b></td> <td></td> <td><b>Mobile</b></td> <td></td> </tr> </table>	<b>Work</b>		<b>Home</b>		<b>Mobile</b>	
<b>Work</b>		<b>Home</b>		<b>Mobile</b>			

Objection authorisation	
<input type="checkbox"/> Notice is hereby given that I/we object as per the details set out in this form	
<input type="checkbox"/> 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	
<b>Name (please print)</b>	
<b>Signature(s)</b>	<b>Date</b>
<b>Contact Number</b> <i>(if different from above)</i>	



Description details of subject property Land			
Land Area		And/or Land Dimensions	
<b>Main Structure</b>			
Description (e.g. Factory, warehouse, shop, office, etc)			
Gross area	_____ m <sup>2</sup>	Net lettable area	_____ m <sup>2</sup>
Construction Material	<input type="checkbox"/> brick <input type="checkbox"/> steel <input type="checkbox"/> concrete <input type="checkbox"/> other _____		
Building Condition	<input type="checkbox"/> poor <input type="checkbox"/> below average <input type="checkbox"/> average <input type="checkbox"/> good <input type="checkbox"/> excellent		
Year built		Year extended/renovated	
Renovation description			
<b>Other structures</b>			
Description		Size	_____ m <sup>2</sup>
Hardstand		Size	_____ m <sup>2</sup>
No of car parking spaces			
<b>Plant and equipment</b>			
Description	_____ _____ _____ _____		
<b>Lease details (subject property)</b>			
Is the property	<input type="checkbox"/> owner occupied <input type="checkbox"/> tenanted		
If tenanted, please complete the following information			
Lease commenced (dd/mm/yyyy)			
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			
<b>Outgoings</b>			
<input type="checkbox"/> Tenant pays outgoing \$ _____		<input type="checkbox"/> Owner pays outgoing \$ _____	
Is rent at market value (i.e. inter-company rent or super fund rental)	<input type="checkbox"/> market rent <input type="checkbox"/> 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

<b>Address</b>				
<b>Sale Date</b>		<b>Sale Price</b>		\$ _____
<b>Land area (square metres/hectares)</b>		<b>Building area (square metres)</b>		
<b>Building Condition</b> <input type="checkbox"/> Poor <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Good				
<b>Lease Amount (per annum)</b>		<b>Lease Term</b>		<b>Options</b>
<b>Description of sale property and comparability</b>				

#### Property 2

<b>Address</b>				
<b>Sale Date</b>		<b>Sale Price</b>		\$ _____
<b>Land area (square metres/hectares)</b>		<b>Building area (square metres)</b>		
<b>Building Condition</b> <input type="checkbox"/> Poor <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Good				
<b>Lease Amount (per annum)</b>		<b>Lease Term</b>		<b>Options</b>
<b>Description of sale property and comparability</b>				

#### Property 3

<b>Address</b>				
<b>Sale Date</b>		<b>Sale Price</b>		\$ _____
<b>Land area (square metres/hectares)</b>		<b>Building area (square metres)</b>		
<b>Building Condition</b> <input type="checkbox"/> Poor <input type="checkbox"/> Below Average <input type="checkbox"/> Average <input type="checkbox"/> Good				
<b>Lease Amount (per annum)</b>		<b>Lease Term</b>		<b>Options</b>
<b>Description of sale property and comparability</b>				

### Attachments

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

*Privacy Statement: The Surf Coast Shire Council considers that the responsible handling of personal information is a key aspect of democratic governance, and is strongly committed to protecting an individual's right to privacy. Council will comply with the Information Privacy Principles as set out in the Privacy and Data Protection Act 2014. The information will be used for the primary purpose it was collected or any related purpose for which the individual would reasonably expect Council to use or disclose the information. The information will not be disclosed to any other party unless Council is required to do so by law.*