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 (re	efer to yo	ur valuatioı	n notice)					
Municipality									
Council Property Number (o	ptional)								
Property Address									
Owner(s)/Lessee(s) Name(s)									
☐ Lot ☐ Plan ☐ Volume ☐ Folio ☐ Crown Allotment ☐ Section ☐ Portion ☐ Parish							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.									
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						Post	Code		
Daytime Phone Number	Work			Home			Mobile		
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			
Contact Number (if different from above)									

1 Merrijig Drive / P.O. Box 350, TORQUAY, VIC, 3228 Ph: 03 5261 0600 / 1300 610 600 / Fax: 5261 0525

Email: info@surfcoast.vic.gov.au



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 a	☐ The interests held in land are not correctly apportioned.					
☐ The apportionment of the v	aluations is incorrect.					
Lands which should be inc	cluded in one valuation have been valued separa	tely.				
Lands which should be val	lued separately have been included in one valuat	ion.				
☐ The person named in the r	notice of valuation, assessment notice or other do	ocument is not liable to be so na	ned.			
☐ The area, dimensions or de	escription of the land are not correct.					
When the control the control	stion (a) about the O					
What do you think the value	ou are objecting to. Include the council's valuation	one and vour contended value(s)				
Site Value	Council Value \$	Contended Value \$	•			
Capital Improved Value	Council Value \$	Contended Value \$				
☐ Net Annual Value	Council Value \$	Contended Value \$				
Valuation and Rate Notice de	·					
Level of value date shown:	1 January (year) Date receive	d by post	_(dd/mm/yyyy)			
Reasoning to support conte	anded values					
	of the reasons that demonstrate why your conte	ended values should be preferred	l over			
valuation(s). Attach supporting of	documents or additional sheets if this space is ins	sufficient.				

1 Merrijig Drive / P.O. Box 350, TORQUAY, VIC, 3228 Ph: 03 5261 0600 / 1300 610 600 / Fax: 5261 0525 Email: <u>info@surfcoast.vic.gov.au</u>



Description details of sub	ject pro	pperty Land					
Land Area		And/or	And/or Land Dimensions				
Main Structure							
Description (e.g. Factory, warehouse, shop, office, etc)							
Gross area		m²	Net lettab	ole area ——— ^{m²}			
Construction Material	☐ brid	ck steel	concrete	other			
Building Condition	□ро	or	☐ avei	erage 🗌 good 🔲 excellent			
Year built			Year extend	ded/renovated			
Renovation description							
Other structures							
Description				Size ———m²			
Hardstand				Size ———m²			
No of car parking spaces				'			
Plant and equipment							
Description							
				<u>-</u>			
Lease details (subject prope							
Is the property	owner occupied tenanted						
If tenanted, please complete the		ing information					
Lease commenced (dd/mm/yyyy)				Options			
Lease term (years/months) Current rent per annum		¢		Options			
Rent payable for car spaces		\$		Options			
(if separate) Rental increase amount				Options			
(i.e. fixed, %CPI, other)							
Rental review frequency (i.e. yearly)			L	Last review date			
Details of any incentives provided				·			
Outgoings							
☐ Tenant pays outgoings \$							
Is rent at market value (i.e. inter-company rent or su fund rental)	market rent	market rent					

1 Merrijig Drive / P.O. Box 350, TORQUAY, VIC, 3228 Ph: 03 5261 0600 / 1300 610 600 / Fax: 5261 0525 Email: <u>info@surfcoast.vic.gov.au</u>



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 Pric	е	\$	
Land area (square metres/hectares)					Building (square n			
Building Condition	☐ Poor	Belo	ow Average	☐ A	verage	☐ Goo	od	
Lease Amount (per annum)	\$ Lease Term					Options	s	
Description of sale property and comparability								
Property 2								
Address								
Sale Date					Sale Pric	е	\$	
Land area (square metres/hectares)					Building (square n			
Building Condition	☐ Poor [Belo	ow Average	☐ A	verage	☐ Goo	od	
Lease Amount (per annum)	\$	_	Lease Term			Options	s	
Description of sale property and comparability								
Property 3								
Address								
Sale Date					Sale Price		\$	
Land area (square metres/hectares)					Building (square n			
Building Condition	☐ Poor [Belo	ow Average	☐ A	verage	☐ Goo	od	
Lease Amount (per annum)	\$	_	Lease Term			Options	s	
Description of sale property and comparability								
Attachments								
If there are any additional attac	chments, please	indic	ate 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.

1 Merrijig Drive / P.O. Box 350, TORQUAY, VIC, 3228 Ph: 03 5261 0600 / 1300 610 600 / Fax: 5261 0525

Email: info@surfcoast.vic.gov.au

