Objection Form Residential

COMPLETION OF THIS FORM

• The completion of the objection pro-forms provided will ensure compliance with the Valuation 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 subj	ect property		
Municipality:			
Council property number	r (optional):		
Address of the property:	<u>:</u>		
Owner(s)/ Lessee(s) nar	ne(s):		
Lot	Plan Vol	ume F	olio
Crown allotment	Section Por	rtion F	<u>arish</u>
Details of the pers	on(s) lodging the objec	tion	
Name Mr/Mrs/Miss/Ms			
Are you the Owner, Occi	upier or Authorised agent? TO	Owner O Occupi	er O Agent
If agent, please indicate	professional status		
O Estate Agent	O Valuer ¡OAdvocate	O Other	
Postal Address			
Suburb			
State		Postcode	
Daytime Phone Number(work MOBILE Email Address		НОМЕ	
	erwise, these details will be used for all fu	ture correspondence regarding	this valuation objection.
Objection Authoriz	zation		
↑○ Notice is hereby given	ven that I/we object as per	the details set out in	this form.
	ven that I/we object and apction as per the details set o	-	ed agent to act on my/our behalf
Name (Please print)		Signature/s	
Date/	/ <u>20</u> Contact Nun	nber (If different to abov	re)

What are the grounds for	r objecting?	
Please indicate those that	at apply.	
O The value is too high.		
O The value is too low.		
O The interests held in land ar	e not correctly apporti	oned.
O The apportionment of the va	aluations is incorrect.	
O Lands which should be inclu	ded in one valuation h	ave been valued separately.
O Lands which should be value	ed separately have bee	en included in one valuation.
O The person named in the no	otice of valuation, asse	ssment notice or other document is not liable to be so named.
O The area, dimensions or des	scription of the land, in	cluding the AVPCC allocated to the land, are not correctly stated.
What do you think the va	aluation(s) should	be?
Please indicate which value(s)	you are objecting to. I	nclude the council's valuation and your contended value(s).
O Site Value	Council value \$	Contended \$
O Capital Improved Value	Council value \$	Contended \$
O Net Annual Value	Council value \$	Contended \$
Valuation and Rate Notice deta	ıils:	
Level of Value date shown:	1 January 20 <u>,</u>	Date received by post/
		demonstrate why your contended values should be preferred over ditional sheets if this space is insufficient.
-		

Description Details of Subject Property

Land						
Land Area (square met	res) a	nd/or	Land Dimension	ons		<u>metres</u>
Description of Dwell	ing					
Building Type (e.g. det	ached dwelling, flat, townh	ouse)				
<u>Area</u>	(square met	tres/sq	uares) Numb	er of Bedrooms _		<u> </u>
Number of Main Rooms	s (excluding laundry & toile	t)		Number of Batl	hrooms	
Construction Material	O Brick O Steel		O Concrete	Other:		
Building Condition	O Poor O Below Average	;	O Average	⊺ ○ Good	TO Excellent_	-
Year Built:	Y	'ear Ex	tended/Renova	ted		
Extension/Renovation [Description					
Additional Description:						
Description of other	improvements (e.g. gar	age)				
Area			(square metre	s/square feet)		
711 Cd			_ (Square metre	si square reeti		
						
Area			(square metre	es/square feet)		
Alea			_ (3quare metre	s/square reer)		

Supporting Sales/Rental evidenc	Support	ing Sale	s/Rental	levidence
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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 metres/hectares)	Building Area (square metres)
Building Condition [O Poor] O Below Average Lease Amount (per Annum)\$ Lea	
Description of Comparability	
Property 2	
Address	
Sale Date	Sale Price\$
Land Area (square metres/hectares)	Building Area (square metres)
Building Condition TO PoorTO Below Average Lease Amount (per Annum)\$ Lea	↑O Average ↑O Good ↑O Excellent se Term: Options
Description of Comparability	
Property 3	
Address	
Sale Date	Sale Price\$
Land Area (square metres/hectares)	Building Area (square metres)
Building Condition 「O Poor」O Below Average Lease Amount (per Annum)\$ Lea	↑O Average ↑O Good ↑O Excellent se Term: Options
Description of Comparability	
If there are any additional attachments, please indicate	e how many
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