

# Objection Form Commercial/Industrial

**COMPLETION OF THIS FORM**

• The completion of the objection pro-forma 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:

**Pyrenees Shire Council**  
5 Lawrence Street  
BEAUFORT VIC 3373

[pyrenees@pyrenees.vic.gov.au](mailto:pyrenees@pyrenees.vic.gov.au)

PLEASE TICK OR DELETE WHERE APPROPRIATE

## Details of the subject property

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 \_\_\_\_\_

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 per the details set out in this form.

Name (Please print) \_\_\_\_\_ Signature/s \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/20 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).

- |  |                  |                    |
|--|------------------|--------------------|
| <input type="radio"/> Site Value             | Council value \$ | Contended \$ _____ |
| <input type="radio"/> Capital Improved Value | Council value \$ | Contended \$ _____ |
| <input type="radio"/> Net Annual Value       | Council value \$ | Contended \$ _____ |

Valuation and Rate Notice details:

Level of Value date shown:      1 January 2019      Date received by post \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**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**

<b>Land</b>			
Land Area (square metres)	and/or Land Dimensions	metres	
<b>Main Structure</b>			
Description Type (e.g. factory, warehouse, shop, office, etc)			
Gross Area	m <sup>2</sup> Net lettable area	m <sup>2</sup>	
Number of Main Rooms (excluding laundry & toilet)		Number of Bathrooms	
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>	
Number of car parking spaces			
<b>Plant and equipment</b>			
Description			
<b>Lease details (subject property)</b>			
Is the property <input type="checkbox"/> owner occupied, or <input type="checkbox"/> tenanted			
If tenanted, please complete the following information			
Lease commenced (date)			
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 outgoings & <input type="checkbox"/> Owner pays outgoings \$			
Is rent at market levels? (I.E. INTER-COMPANY RENT OR SUPER FUND RENTAL) <input type="checkbox"/> market rent <input type="checkbox"/> other			
If you answer '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. 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 (HECTARES) \_\_\_\_\_ Building Area (SQUARE METRES) \_\_\_\_\_

Building Condition     Poor  Below Average     Average     Good     Excellent

Description of sale property and comparability \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Property 2**

Address \_\_\_\_\_

Sale Date \_\_\_\_\_ Sale Price\$ \_\_\_\_\_

Land Area (HECTARES) \_\_\_\_\_ Building Area (SQUARE METRES) \_\_\_\_\_

Building Condition     Poor  Below Average     Average     Good     Excellent

Description of sale property and comparability \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Property 3**

Address \_\_\_\_\_

Sale Date \_\_\_\_\_ Sale Price\$ \_\_\_\_\_

Land Area (HECTARES) \_\_\_\_\_ Building Area (SQUARE METRES) \_\_\_\_\_

Building Condition     Poor  Below Average     Average     Good     Excellent

Description of sale property and comparability \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If there are any additional attachments, please indicate how many

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