Objection Form Residential

COMPLETION OF THIS FORM	**LODGEMENT 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.	**Please refer to page 4 for lodgement options.**

Please tick or delete where appropriate

Details of the property (refer to your valuation notice)

Municipality

Council rate assessment number

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

Contact number (IF DIFFERENT TO ABOVE)

Privacy Statement : Personal information requested on this form will only be used by Council to carry out its functions and activities and will not be disclosed without your consent except where authorised by law. If you do not provide all or part of the personal information required we may not be able to process your request in an effective and efficient manner. You have the right to seek access and correction of your personal information.

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 valuations and your 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 details:

Level of value date shown: 1 January | Y | Y | Y | Y | Date received by post | D | D | M | M | Y | Y | Y | Y |

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

Land

Land area (SQUARE METRES) AND/OR Land dimensions m^2

Description of dwelling

Building type (e.g. detached dwelling, flat, townhouse)

Area (SQUARE METRES) Number of bedrooms

Number of main rooms (EXCL LAUNDRY & TOILET) Number of bathrooms

Construction material ○ brick ○ steel ○ concrete ○ other

Building condition ○ poor ○ below average ○ average ○ good ○ excellent

Year built Year extended/renovated

Extension/ renovation description

Additional description

Description of other improvements (e.g. garage)

Area (SQUARE METRES)

Area (SQUARE METRES)

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:

LODGEMENT OF THIS FORM

Please post or deliver your completed objection form(s) and attachments to:

Mail: Rates Department, Northern Grampians Shire Council, PO Box 580, Stawell, VIC, 3380

Deliver to Council Offices at either:

- Main Street, Stawell
- Napier Street, St Arnaud

Please remember to sign the form on page 1 before lodgement. Unsigned forms cannot be accepted.