Objection Form Fire Services Property Levy, Non-Rateable

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 or the Valuer-General 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

LODGEMENT OF THIS FORM

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

LEASE TICK OR DELETE WHERE APPR	OPRIATE					
Details of the property (refer to your valuation n	otice)				
Municipality:						
Council property number	r (OPTIONAL):					
Address of the property:						
Owner(s)/ Lessee(s) name	e(s):					
Lot	Plan	Volume	Folio			
Crown allotment	Section	Portion	Parish			
Details of the person(s) I	odging the objection					
Name Mr/Mrs/Miss/N	1s					
Are you the owner, occupier or authorised agent? Owner Occupier agent If agent, please indication professional status: Estate Agent Valuer Advocate Other: Postal address						
Suburb						
State		Postcode				
Daytime phone number(s) WORK					
HOME MOBILE						
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.						
	en that I/we object and a details set out in this for		agent to act on my/our beh	nalf regarding the		
Name (PLEASE PRINT)						
Signature/s						
Date D D M	M Y Y Y Y					
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	n(s) should be?				
Please indicate which value(s) yo value(s).	u are objecting to. Include t	he valuation as shown on the notice and your contended			
○ Site Value	Notified value \$	Contended value \$			
Capital Improved Value	Notified value \$	Contended value \$			
Net Annual Value	Notified value \$	Contended value \$			
Valuation and Rate Notice detail	s: Y Y Y Y				
Level of value date shown: 1 Ja	nuary	Date received by post			
Reasoning to support contended	l values				
		trate why your contended values should be preferred over sheets if this space is insufficient.			

Description details of subject property						
Land						
Land area (SQUARE METRES) AND/OR Land dimensions metre						
Main structure						
Description (e.g. school, church, kindergarten, hospital, hall, civic buildings etc.)						
Gross area m² Net lettable area m						
Construction material O brick O steel O concrete O other:						
Building condition O poor O below average O average O good O excellen						
Year built Year extended/renovated						
Renovation description						
Other structures						
<u>Description</u> Size m						
Hardstand Size m						
Number of car parking spaces						
Plant and equipment						
Description						
Lease details (subject property)						
Is the property O owner occupied, or O tenanted						
If tenanted, please complete the following information:						
Lease commenced D D M M Y Y Y Y						
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						
Rental review frequency (I.E. YEARLY) Details of any incentives provided Last review date						
Outgoings						
Tenant pays outgoings \$ Owner pays outgoings \$						
Is rent at market levels? (I.E. INTER-COMPANY RENT OR SUPER FUND RENTAL) — market rent — other						
If you answered '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		
Address		
Sale date	Sale price	
Land area (SQUARE METRES/HECTARES)	METRES)	
Building condition Opoc	r O below average O ave	rage 🔾 good 🔘 excelle
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 O poo	r O below average O ave	rage O good O excelle
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 Opoc	r O below average O ave	rage 🔾 good 🔘 excelle
Lease amount (PER ANNUM) \$	Lease term	Options
Description of sale property and	comparability	
If there are any additional attach	ments, please indicate how many:	

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