



What are the grounds for objecting?

Please indicate those that apply:

- Radio button options for grounds for objecting: The value is too high, The value is too low, The interests held in land are not correctly apportioned, etc.

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).

Form for selecting valuation type (Site Value, Capital Improved Value, Net Annual Value) and providing Council and Contended values in dollars.

Valuation and Rate Notice details:

Form for providing Level of value date shown and 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.

Large text area with horizontal lines for providing reasoning to support contended values.

**Description details of subject property**

**Land**

Land area (SQUARE METRES) AND/OR Land dimensions metres

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**Main structure**

Description (e.g. factory, warehouse, shop, office etc.)

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Gross area m<sup>2</sup> Net lettable area m<sup>2</sup>

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Construction material  brick  steel  concrete  other: \_\_\_\_\_

Building condition  poor  below average  average  good  excellent

Year built Year extended/renovated

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Renovation description

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**Other structures**

Description Size m<sup>2</sup>

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Hardstand Size m<sup>2</sup>

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Number of car parking spaces

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**Plant and equipment**

Description

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**Lease details (subject property)**

Is the property  owner occupied, or  tenanted

If tenanted, please complete the following information:

Lease commenced | D | D | M | M | Y | Y | Y | Y |

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Lease term (YEARS/MONTHS) Options

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Current rent per annum \$

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Rent payable for car spaces (if separate) Options

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Rental increase amount (I.E. FIXED, %CPI, OTHER)

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Rental review frequency (I.E. YEARLY) Last review date

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Details of any incentives provided

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**Outgoings**

Tenant pays outgoing \$  Owner pays outgoing \$

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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)

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 the local council issuing the notice.