

# 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 the local council issuing the notice.

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 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 per the details set out in this form.

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

Date \_\_\_\_/\_\_\_\_/20\_\_\_\_ Contact Number (If different to above) \_\_\_\_\_



**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 _____ / _____ / _____	
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 (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

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