INTERNAL USE ONLY	INTERNAL USE ONLY

# Objection Form Fire Services Property Levy, Non-Rateable

### **COMPLETION OF THIS FORM**

- An objection must be lodged within two months after the notice of assessment has been given. For example, if a Valuation, Rate and Charge notice was issued on 15 September, then 15 November would be the last date to lodge the objection. Objections lodged outside this time limit cannot be considered by the Valuer-General Victoria.
- 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

## LODGEMENT OF THIS FORM

#### In person:

Deliver your completed objection form(s) and attachments to the Council Office, 90 Welsford Street Shepparton during normal business hours.

#### By mail

Post your completed objection form(s) and attachments to:

Greater Shepparton City Council Rates and Valuations Branch Locked Bag 1000 SHEPPARTON VIC 3632

			SHEPPARTON VIC 36	532	
PLEASE TICK OR DELETE WHERE APPROPRI	ATE				
Details of the property (refe	er to your valuation no	otice)			
Municipality:					
Council customer reference r	number:				
Address of the property:					
Owner(s)/Lessee(s) name(s)	:				
Lot	Plan	Volume	Fo	olio	
Crown Allotment	Section	Portion	Pa	arish	
Details of the person(s) lod	ging the objection				
Name Mr/Mrs/Miss/Ms	,				
Are you the owner, occupier	or authorised agent?	O owner	O occupier	O agent	
If agent, please indicate profe	_	O omioi	Coccapion	<b>C</b> agont	
_	_		0.0		
O Estate Agent O Valuer		O Advocate	O Other:		
Postal Address					
Suburb					
State		Postcode	Э		
Daytime phone number(s)	WORK:				
HOME:		MOBILE:			
Email address:					
PLEASE NOTE, UNLESS ADVISED OTHERWIS	E, THESE DETAILS WILL BE USED F	OR ALL FUTURE CORRESPONDEN	ICE REGARDING THIS VALUATION	OBJECTION	
Objection authorisation					
O Notice is hereby given the	nat I/we object as per th	ne details set out in this	form		
O Notice is hereby given the objection as the details	, , , , , , , , , , , , , , , , , , , ,	oint the above named a	igent to act on my/our	behalf regarding the	
Name (PLEASE PRINT)					
Signature/s					
Date D D M M	YYYY				
Contact number (IF DIFFERENT TO	ABOVE)				

What are the grounds for objecting?			
Please indicate those that apply:			
O The value is too high.			
O The value is too low.			
O The interests held in land are not corre	ectly apportioned.		
O The apportionment of the valuations is	s incorrect.		
O Lands which should be included in one	e valuation have bee	en valued separately.	
O Lands which should be valued separate	tely have been includ	uded in one valuation.	
O The person named in the notice of val	uation, assessment	notice or other document is not liable to be so named	d.
· · · · · · · · · · · · · · · · · · ·	ation Best Practice	the AVPCC allocated to the land, are not correctly Specifications Guidelines is available for download <b>au</b> )	
What do you think the valuation(s) shou	ld be?		
Please indicate which value(s) you are obje	-	e council's valuations and your contended value(s).	
O Site Value	Council Value \$	Contended Value \$	
O Capital Improved Value	Council Value \$	Contended Value \$	
O 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 DDDMMYYYY	Υ
Reasoning to support contended values	<b>;</b>		
Please provide a short summary of the reast the valuation(s). Attach supporting docume		ate why your contended values should be preferred on neets if this space is insufficient.	/er

Description details of	subject prope	erty			
Land					
Land area (SQUARE METRES	3)	AND/OR	Land dimensions		m <sup>2</sup>
Main structure					
Description (e.g. school	ol, church, kinde	ergarten, hospital, hall,	civic buildings etc)		
Gross area		m <sup>2</sup>	Net lettable area		m <sup>2</sup>
Construction Material	O brick	O steel	O concrete	O other	
<b>Building Condition</b>	O poor	O below average	O average	O good	O excellent
Year built			Year extended/renov	vated	
Renovation description	1				
Other structures					
Description			Size		$m^2$
Hardstand			Size		m <sup>2</sup>
Number of car parking	spaces				
Diant and a miliam and	·				
Plant and equipment					
Description					_
Lease details (subjec	t property)				
Is the property	O owner	r occupied, or O	tenanted		
If tenanted, please con	•	•			
Lease commenced	D D M	M Y Y Y Y			
Lease term(YEARS/MONTHS	)		Options		
Current rent per annun	n \$				
Rent payable for car sp	DACES (IF SEPARATE	:)	Options		
Rental increase amour	nt(I.E. FIXED, %CPI, OTI	HER)			
Rental review frequence	<b>y</b> (I.E. YEARLY)		Last review date		
Details of any incentive	es provided				
Outgoings					
O Tenant pays outgoi	ings \$	_ O Owner pay	s outgoings \$	_	
Is rent at market value	•			— O other	
If you answered 'other'	please provide	details on a separate			

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# **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 (so	QUARE METRES)	
Building condition O poor	O below average	O average	O good	O excellent
Lease amount (PER ANNUM) \$	Lease term		Options	
Description of sale property and o	comparability			
Property 2				
Address				
Sale Date		Sale Price		
Land area (SQUARE METRES/HECTARES)		Building area (so	QUARE METRES)	
Building condition O poor	O below average	O average	O good	O excellent
Lease amount (PER ANNUM) \$	Lease term		Options	
Description of sale property and o	comparability			
Property 3				
Address				
Sale Date		Sale Price		
Land area (SQUARE METRES/HECTARES)	Building area (SQUARE METRES)			
Building condition O poor	O below average	O average	O good	O excellent
Lease amount (PER ANNUM) \$	Lease term		Options	
Description of sale property and o	comparability			
If there are any additional attac	hments, please indicat	e how many:		

# PRIVACY STATEMENT

The personal information on this application form is being collected and stored under the provisions of the *Information Privacy Act 2000* for the purpose of assessing your valuation objection. We may disclose this information, where required, to the Council's valuers, the Valuer-General Victoria or where there is a legislative requirement. You may apply to Greater Shepparton City Council for access to and/or amendment of your personal information held by the Council.