

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 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 property (refer to your valuation notice)

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 indication 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 | | D | D | M | M | Y | Y | Y | Y | | | | | | | | | | | | |

Contact number (IF DIFFERENT TO ABOVE) _____

Description details of subject property

Land

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

Main structure

Description (e.g. school, church, kindergarten, hospital, hall, civic buildings etc.)

Gross area m² Net lettable area m²

Construction material brick steel concrete other: _____

Building condition poor below average average good excellent

Year built Year extended/renovated

Renovation description

Other structures

Description Size m²

Hardstand Size m²

Number of car parking spaces

Plant and equipment

Description

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 |

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

Outgoings

Tenant pays outgoing \$ Owner pays outgoing \$

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:

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