

Objection Form Residential 2017

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: Bass Coast Shire Council

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 Authorization

- 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) _____

PLEASE NOTE OBJECTIONS MUST BE RECEIVED WITHIN 60 DAYS FROM THE DATE OF ISSUE ON YOUR RATE NOTICE.

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(s) should be?

Please indicate which value(s) you are objecting to. Include the council's valuation and your contended value(s).

- Site Value Council value \$ _____ Contended \$ _____
- Capital Improved Value Council value \$ _____ Contended \$ _____
- Net Annual Value Council value \$ _____ Contended \$ _____

Valuation and Rate Notice details:

Level of Value date shown: 1 January 2016, 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.

Description Details of Subject Property

Land	
Land Area (square metres)	and/or Land Dimensions metres
Description of Dwelling	
Building Type (e.g. detached dwelling, flat, townhouse)	
Area (square metres/squares)	Number of Bedrooms
Number of Main Rooms (excluding laundry & toilet)	Number of Bathrooms
Construction Material	<input type="radio"/> Brick <input type="radio"/> Steel <input type="radio"/> Concrete <input type="radio"/> Other:
Building Condition	<input type="radio"/> Poor <input type="radio"/> Below Average <input type="radio"/> Average <input type="radio"/> Good <input type="radio"/> Excellent
Year Built:	Year Extended/Renovated
Extension/Renovation Description	
Additional Description:	
Description of other improvements (e.g. garage)	
Area	(square metres/square feet)
Area	(square metres/square feet)

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 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 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 Comparability _____

If there are any additional attachments, please indicate how many

LODGEMENT OF THIS FORM – WITHIN 60 DAYS OF RECEIVING YOUR RATES NOTICE

Please post or deliver your completed objections form(s) and attachments to:

BASS COAST SHIRE COUNCIL
PO Box 118
WONTHAGGI VIC 3995