

# Objection Form Residential

**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 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) \_\_\_\_\_

**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 20 , 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.

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**Description Details of Subject Property**

<b>Land</b>	
Land Area (square metres) _____	and/or Land Dimensions _____ metres
<b>Description of Dwelling</b>	
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="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 _____
Extension/Renovation Description _____	
Additional Description: _____	
_____	
_____	
_____	
_____	
<b>Description of other improvements (e.g. garage)</b>	
_____	
_____	
_____	
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

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