

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. Completed forms can be returned to Bayside City Council via email to enquiries@bayside.vic.gov.au or mail to PO Box 27 Sandringham VIC 3191.

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

Land	
Land Area (square metres)	and/or Land Dimensions metres
Main Structure	
Description Type (e.g. factory, warehouse, shop, office, etc)	
Gross Area	m ² Net lettable area m ²
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	
Other Structures	
Description	Size m ²
Hardstand	Size m ²
Number of car parking spaces	
Plant and equipment	
Description	
Lease details (subject property)	
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	
Outgoings	
<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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