

Objection Form Rural

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:

Pyrenees Shire Council
5 Lawrence Street
BEAUFORT VIC 3373

pyrenees@pyrenees.vic.gov.au

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 _____

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) _____

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).

- | | | |
|--|------------------|--------------------|
| <input type="radio"/> Site Value | Council value \$ | Contended \$ _____ |
| <input type="radio"/> Capital Improved Value | Council value \$ | Contended \$ _____ |
| <input type="radio"/> Net Annual Value | Council value \$ | Contended \$ _____ |

Valuation and Rate Notice details:

Level of Value date shown: 1 January 2019 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

Description of structures

Main dwelling

Area

Additional dwelling(s)

Area

m²

Other structural improvements

Plant and equipment

Description

Land Description

Land Area (HECTARES/ACRES)

Land Dimensions (METRES/LINKS)

Irrigation details including user permits and dam/bore licences

Major soil types, arable land, bush etc

Lease or licences (including for unused roads)

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 (HECTARES) _____ Building Area (SQUARE METRES) _____

Building Condition Poor Below Average Average Good Excellent

Description of sale property and comparability _____

Property 2

Address _____

Sale Date _____ Sale Price\$ _____

Land Area (HECTARES) _____ Building Area (SQUARE METRES) _____

Building Condition Poor Below Average Average Good Excellent

Description of sale property and comparability _____

Property 3

Address _____

Sale Date _____ Sale Price\$ _____

Land Area (HECTARES) _____ Building Area (SQUARE METRES) _____

Building Condition Poor Below Average Average Good Excellent

Description of sale property and comparability _____

If there are any additional attachments, please indicate how many

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