

# Objection Form Commercial/Industrial

**COMPLETION OF THIS FORM**

- The completion of the objection pro-forma provided will ensure compliance with the Valuations of Land Act 1960 (VLA) explained below and will also assist in discussions with the Valuer-General's 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 **email**, post or deliver your completed objection form(s) and attachments to the local council issuing the Valuation and Rate Notice.

**Email:** [customer.service@whitehorse.vic.gov.au](mailto:customer.service@whitehorse.vic.gov.au)  
(preferred delivery method)

**Post:** Whitehorse City Council  
Locked Bag 2 Nunawading VIC 3131

**Deliver:** Dropbox at front entrance to  
Whitehorse City Council  
379-397 Whitehorse Road, Nunawading VIC 3131

PLEASE TICK OR DELETE WHERE APPROPRIATE

### Details of the property (refer to your Valuation and Rate notice)

Municipality: **Whitehorse City Council**

Council Assessment Number (optional):

Address of the property:

Owner(s)/Lessee(s) name(s):

<i>Lot</i>	<i>Plan</i>	<i>Volume</i>	<i>Folio</i>
<i>Crown Allotment</i>	<i>Section</i>	<i>Portion</i>	<i>Parish</i>

### 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

[illegible]**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 the details set out in this form

Name (PLEASE PRINT)

Signature/s

Date	D	D	M	M	Y	Y	Y	Y
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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 valuations on the Rate Notice and your contended value(s).

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

Valuation and Rate Notice details:

Level of value date shown:	1 January	2	0	2	0	Date received by post	D	D	M	M	Y	Y	Y	Y
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## 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.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Description details of subject property

Land

Land area (SQUARE METRES) m² AND/OR Land dimensions

Main structure

Description (e.g. factory, warehouse, shop, office, 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 value? (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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