



NOTICE OF VALUATION OBJECTION – Commercial/Industrial

(Notice of Objection under sections 16, 17 and 18 of Valuation of Land Act 1960)

OBJECTOR'S DETAILS

I am the Owner / Tenant of the property *(If occupier only, owner's consent to objection is required)*

Name: _____

Postal Address: _____

Phone: _____ Mobile Phone: _____

Email: _____

OBJECTION

I/We hereby give notice that I/we object to the valuation/s shown in the rate notice for the _____ financial year on the following ground(s): *(enter financial year)*

- That the value assigned is too high
- That the value assigned is too low
- That the interests held by various persons in the land have not been correctly apportioned;
- That the apportionment of the valuation is not correct;
- That lands that should have been included in one valuation have been valued separately;
- That lands that should have been valued separately have been included in one valuation;
- That the person named in the assessment notice is not liable to be so named;
- That the area, dimensions or description of land are not correctly stated in the assessment notice.

	The details given on the original notice were:	I believe that the valuations should be:
Property Address:		
Capital Improved Value:		
Site Value:		
Net Annual Value:		

Evidence supporting my/our suggested valuation/s is as follows:

(include market evidence, sales information and arguments for proposed valuation/s)

To assist the valuers in reviewing their valuation, the following details are requested:

OCCUPANCY DETAILS

Business Name: _____
Estimated Lettable Area: _____ m² **Is the property**
Tenanted: Yes Owner/Occupied Vacant
Managing Agent: _____

LEASE DETAILS

Tenants Name: _____ **Phone Number:** _____
Term of Lease: _____ **Options Available:** _____ (e.g. 3x3)
Lease Start Date: _____ **Date of Last Rent Review:** _____
Current Rental (exc GST): _____ **Per:** Week Month Year
Is GST payable on the Current Rental? Yes No
Basis of Rent Review: Market CPI Index Fixed % Actual % _____

Incentives offered to Tenant:

CARPARKING

Number of Car Parking Spaces Provided: Undercover: _____ Open: _____
How much is charged for each car space: _____ **Per:** Week Month Year
Is this amount included in the Current Rental stated above: Yes No

OUTGOINGS

Who pays the following outgoings:

	Tenant	Owner	Amount		Tenant	Owner	Amount
Water Rates:			_____	Land Tax:			_____
Water Usage:			_____	Building Insurance:			_____
Council Rates:			_____	Other:			_____

Other Relevant Information

Signed: _____ **Date:** _____

OWNERS CONSENT (if tenant is objecting)

I hereby consent to the tenant of the property named in this application to make an objection

Name: _____
Postal Address: _____
Home Phone: _____ **Mobile Phone:** _____
Email: _____
Signed: _____ **Date:** _____



VALUATION OBJECTIONS

Commercial/Industrial - General Information

As requested, please find attached a "Notice of Objection to Valuation of Land" form for you to complete and return to me as soon as possible.

You should note this objection is for the **valuation only**. Objections based upon rates issues and other non valuation related issues are not valid objections. An opportunity to object to rate related issues was allowed as part of consideration of Council's Budget process conducted earlier this year.

Before objecting to the valuation, you should be aware of the following points, namely:-

- (a) the Capital Improved Valuation is an estimate of the market value of the property as at 1st January each year
- (b) this estimate is generally assessed by analysis of sales data and consideration of factors such as land size and age, size and quality of buildings
- (c) non capital items such as gardens, curtains, recent painting etc are not considered in the valuation
- (d) items external to the property (e.g. an unmade road, no kerb/channel, etc) are also not considered (although will most likely be reflected in sales figures of other properties in the area)
- (e) the Capital Improved Valuation *includes* the Site Valuation.

As such, if you believe your property would sell for an amount similar to Council's Capital Improved Valuation, it is most likely the valuation is correct.

A key component of a commercial valuation is the return the property can generate to the owner. The objection form therefore contains a number of questions aimed at assisting the valuer to assess this. Failure to provide this information will only result in the valuer having to seek this information directly from you when he contacts you. As this may delay resolution of your objection, you are requested to provide the information as requested. All information provided is treated confidentially.

All valid objections will be considered by Council's contract valuer following which the objection will either be allowed or dismissed. The valuer must make a decision on your objection within four months of it being lodged with Council. Any amendment of the valuation will result in the rates for the property being recalculated.

If the objection is dismissed and you do not agree with the decision, you may refer the matter to the Victorian Civil and Administrative Appeals Tribunal or the Supreme Court. Information on how to do this will be provided at that time.

If you have any further enquiries in regard to this, please contact Council's Rates Department on 03 5232 9400.

A handwritten signature in blue ink, appearing to read "Paul Carmichael".

Paul Carmichael
Rates Co-ordinator