

# Objection Form Fire Services Property Levy, Non-Rateable

## COMPLETION OF THIS FORM

- An objection must be lodged **within two months** after the notice of assessment has been given. For example, if a Valuation, Rate and Charge notice was issued on 15 September, then 15 November would be the last date to lodge the objection. Objections lodged outside this time limit cannot be considered by the Valuer-General Victoria.
- 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 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

### In person:

Deliver your completed objection form(s) and attachments to the Council Office, 90 Welsford Street Shepparton during normal business hours.

### By mail:

Post your completed objection form(s) and attachments to:

Greater Shepparton City Council  
Rates and Valuations Branch  
Locked Bag 1000  
SHEPPARTON VIC 3632

PLEASE TICK OR DELETE WHERE APPROPRIATE

## Details of the property (refer to your valuation notice)

Municipality:

Council customer reference number:

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 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)



**Description details of subject property**

**Land**

Land area (SQUARE METRES) AND/OR Land dimensions m<sup>2</sup>

**Main structure**

Description (e.g. school, church, kindergarten, hospital, hall, civic buildings etc)

Gross area m<sup>2</sup> Net lettable area m<sup>2</sup>

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 m<sup>2</sup>

Hardstand Size m<sup>2</sup>

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

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Sale Date Sale Price

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Land area (SQUARE METRES/HECTARES) Building area (SQUARE METRES)

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Building condition  poor  below average  average  good  excellent

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Lease amount (PER ANNUM) \$ Lease term Options

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Description of sale property and comparability

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**Property 2**

Address

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Sale Date Sale Price

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Land area (SQUARE METRES/HECTARES) Building area (SQUARE METRES)

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Building condition  poor  below average  average  good  excellent

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Lease amount (PER ANNUM) \$ Lease term Options

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Description of sale property and comparability

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**Property 3**

Address

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Sale Date Sale Price

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Land area (SQUARE METRES/HECTARES) Building area (SQUARE METRES)

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Building condition  poor  below average  average  good  excellent

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Lease amount (PER ANNUM) \$ Lease term Options

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Description of sale property and comparability

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***If there are any additional attachments, please indicate how many:***

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**PRIVACY STATEMENT**

The personal information on this application form is being collected and stored under the provisions of the *Information Privacy Act 2000* for the purpose of assessing your valuation objection. We may disclose this information, where required, to the Council's valuers, the Valuer-General Victoria or where there is a legislative requirement. You may apply to Greater Shepparton City Council for access to and/or amendment of your personal information held by the Council.