**Internal use only (Date received/comment)**



**Please tick or delete where appropriate**

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

Municipality: **CITY OF STONNINGTON**

Council property number (optional): Address of the property:

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

**Details of the person(s) lodging the objection**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| ***Lot*** |  | ***Plan*** |  | ***Volume*** |  | ***Folio*** |  |
| ***Crown Allotment*** |  | ***Section*** |  | ***Portion*** |  | ***Parish*** |  |

Name Mr / Mrs / Miss / Ms

|  |
| --- |
| **Are you the owner, occupier or authorised agent?** ( Please mark with ‘x’ below) |
| Owner |  | Occupier |  | Agent |  | ***If agent, please indicate professional status below*** |

 Estate Agent / Valuer / Advocate / Other:

Postal address

Suburb

State Postcode

|  |  |
| --- | --- |
| Daytime phone number(s) |  |
| Work |  |
| Home |  |
| Mobile |  |
| Contact Email address  |  |

Please note, unless advised otherwise, these details will be used for all future correspondence regarding this valuation objection.

**Objection Form** Residential **Page 2 of 4**

**Objection Authorisation**

|  |  |
| --- | --- |
| **Please mark with ‘X’ for acceptance** |  |
|  | 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:

Contact number (if different from above) :

**What are the grounds for objecting?**

Please indicate (***by marking with ‘x’ in left column***) 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 correctlystated. |

**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).

|  |  |  |
| --- | --- | --- |
| Site Value | Council value $ | Contended value $ |
| Capital Improved Value | Council value $ | Contended value $ |
| Net Annual Value | Council value $ | Contended value $ |

Valuation and Rate Notice details:

Level of value date shown: 1 January, 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.

**Objection Form** Residential **Page 3 of 4**

**Land**

**Description details of subject property**

Land area (square metres) and/or Land dimensions metres

#  Description of dwelling

Building type (e.g. detached dwelling, flat, townhouse)

Area (square metres) Number of bedrooms Number of main rooms (excl. laundry & toilet) Number of bathrooms

Construction material  brick  steel  concrete  other: Building condition  poor  below average  average  good  excellent

Year built Year extended/renovated

Extension/renovation description Additional description:

#  Description of other improvements (e.g. garage)

Area (square metres)

Area (square metres)

**Objection Form** Residential **Page 4 of 4**

**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:***

**LODGEMENT OF THIS FORM**

Please email the completed form to valuationenquiry@stonnington.vic.gov.au or alternatively, please post or deliver your completed objection form(s) and attachments to the local council issuing the notice.