

Description details of subject property

Land

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

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 levels? (i.e. inter-company rent or superfund 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: _____

LODGEMENT OF THIS FORM
 Please post or deliver your completed objection form(s) and attachments to reach the Swan Hill Rural City Council by the closure date of **Monday, 8 October 2018**