

OBJECTION FORM

FORM A: RESIDENTIAL (FULL TIME AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)

OBJECTION NO: _____

THE MUNICIPAL MANAGER

..... MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY TO 30 JUNE

*Delete whichever is not available

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT NO. _____ SUBURB/SCHEME NAME _____

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY: _____

IDENTITY NO: _____ COMPANY OR CC REG. NO: _____

PHYSICAL ADDRESS OF OWNER: _____ CODE: _____

POSTAL ADDRESS OF OWNER: _____ CODE: _____

TELEPHONE NO: **HOME:** _____ **WORK:** _____

CELL: _____ FAX: _____

E-MAIL ADDRESS: _____

1.2. OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR: _____

IDENTITY NO: _____ COMPANY OR CC REG. NO. _____

POSTAL ADDRESS OF OBJECTOR: _____ CODE: _____

TELEPHONE NO: **HOME:** _____ **WORK:** _____

CELL _____ FAX: _____

E-MAIL ADDRESS: _____

STATUS OF OBJECTOR (e.g. Tenant, Pending purchaser, municipality, etc) _____

1.3. AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE: _____

POSTAL ADDRESS: _____ CODE: _____

TELEPHONE NO: **HOME:** _____ **WORK:** _____

CELL: _____ FAX: _____

E-MAIL ADDRESS: _____

* **IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED**

Complete: Erf/Unit No Area/Scheme Name

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

FORM A: RESIDENTIAL (FULL TITLE AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)
SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS: _____ CODE: _____
 EXTENT OF PROPERTY: _____ m²
 MUNICIPAL ACCOUNT NO: _____ (if available)
 NAME OF BONDHOLDER: _____
 REGISTERED AMOUNT OF BOND: _____
 PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (if applicable)

 SERVITUDE NO. _____ AFFECTED AREA: _____ m²
 IN FAVOUR OF: _____
 FOR WHAT PURPOSE: _____
 WAS COMPENSATION PAID: YES _____ NO: _____
 IF YES: _____
 DATE OF PAYMENT: _____ AMOUNT: R _____

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLES SEE SECTION 4)
(INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)

MAIN DWELLING

NO. OF BEDROOMS		NO. OF BATHROOMS		KITCHEN		LOUNGE	
DINING ROOM		LOUNGE WITH DINING ROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDRY		SEPARATE TOILET			
OTHER				OTHER			
OTHER				OTHER			

OUTBUILDINGS

NO. OF GARAGES		SIZE OF MAIN DWELLING		m ²
GRANNY FLAT/ROOMS		SIZE OF OUTBUILDING		m ²
OTHER		SIZE OF OTHER BUILDINGS		m ²
		TOTAL BUILDING SIZE		m ²

OTHER BUILDINGS (ATTACH ANNEXURE)

OTHER:

SWIMMING POOL		TENNIS COURT			
BORE HOLE		GARDEN		GOOD	AVERAGE POOR
OTHER					
		OTHER			

FENCING:

	FRONT	BACK	SIDE 1	SIDE 2
TYPE				
HEIGHT				

DRIVE WAY: (e.g. Bricks, pavers)

TICK

IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY	YES	NO

OTHER FEATURES: _____

GENERAL CONDITION OF PROPERTY: (TICK)

GOOD		AVERAGE		POOR	
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Complete: Erf/Unit No. Area/Scheme Name

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

FORM A: RESIDENTIAL (FULL TITLE AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)

SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. NAME OF SCHEME FLAT NO./ DOOR NO. UNIT SIZE m²

NAME OF MANAGING AGENT TEL. NO.

INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX

NO. OF BEDROOM		NO. OF BATHROOMS		KITCHEN		LOUNGE	
DINNING ROOM		LOUNGE WITH DINNING ROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDRY		SEPARATE TOILET			
OTHER				OTHER			
OTHER				OTHER			

MONTHLY LEVY R

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

GARAGE	
CARPORT	
OPEN PARKING	
STORE ROOM	
GARDEN	
OTHER	

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE?

R

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?

R

OFFER RECEIVED R OFFER RECEIVED

NAME OF AGENT TEL NO.

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO

ERF/UNIT NO.	SUBURB/SCHEME NAME	DATE OF SALE	SELLING PRICE

SECTION 6: OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY/UNIT NO.		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURES CAN BE PROVIDED)

Complete: Erf/Unit No. Area/Scheme Name:

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SECTION 7: DECLARATION

ATTENTION IS HEREBY DRAWN TO SECTION 42(2) OF THE ACT WHICH STATES THAT WHERE ANY DOCUMENT, INFORMATION OR PARTICULARS WERE NOT PROVIDED WHEN REQUIRED IN TERMS OF SUBSECTION 42(1) OF THE ACT AND THE OWNER OF CONCERNED RELIES ON SUCH DOCUMENT, INFORMATION OR PARTICULARS IN AN APPEAL TO AN APPEAL BOARD, THE AN APPEAL BOARD MAY MAKE AN ORDER TO COSTS IN TERMS OF SECTION 70 OF THE ACT IF THE APPEAL BOARD OF THE VIEW THAT THE FAILURE TO SO HAVE PROVIDED ANY SUCH DOCUMENT INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

I, WE _____ HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT

DATE	YEAR	MONTH	DAY

SIGNATURE

OFFICIAL USE

SECTION 8: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY/UNIT NO.	
CATEGORY	
PHYSICAL ADDRESS/ DOOR NO./ FLAT NO.	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

DATE	YEAR	MONTH	DAY

NAME OF MUNICIPAL VALUER/ASSISTANT
 MUNICIPAL VALUER
 DELETE WHICHEVER IS NOT APPLICABLE
 SIGNATURE:

_____ _____

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1)(a) WHERE APPLICABLE		

Complete: Erf/Unit No. Area/Scheme Name

PLEASE COMPLETE THE BOTTOM OF EACH PAGE