

FORM A: OBJECTION FORM – SECTIONAL TITLE (FULL TITLE FOR SECTIONAL TITLE PURPOSES)

THE MUNICIPAL MANAGER

FOR OFFICIAL USE ONLY

Objection no

MUNICIPALITY

LODGING AN OBJECTION AGAINST A MATTERS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL:

FOR (<i>Tick appropriate block</i>)	PERIOD FROM TO (<i>Financial year</i>)	1 July	20	TO	30 June	20
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Erf number	Portion	Town	Suburb

Scheme name	Scheme no	Scheme year	Unit no	Door no	Unit size
					m ²

DESCRIPTION OF PROPERTY AGAINST WHICH AN OBJECTION IS MADE:

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO).

1. SECTION 1: OBJECTOR INFORMATION:

1.1 OBJECTOR IS THE OWNER:

Registered owner of property					
Identity number		Company or CC number			
Physical address of owner					Code
Postal address of owner					Code
Telephone		Fax		Cell	
E-mail address					

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

Name of objector					
Identity number		Company or CC number			
Telephone		Fax		Cell	
E-mail address					
Status of objector (E.g. tenant, pending purchaser, Municipality, etc.)					

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR:

Name of representative					
Identity number		Company or CC number			
Postal address of representative					Code
Telephone		Fax		Cell	
E-mail address					
Status of representative (E.g. tenant, pending purchaser, Municipality, etc.)					

IF A REPRESENTATIVE IS APPOINTED PROOF OF AUTHORISATION MUST BE ATTACHED

NOTE – All data fields on the form must be completed in full and omitted data may invalidate your appeal For fields that do not apply to your circumstances then to reflect as Not Applicable (N/A). The onus is on the appellant to confirm that your appeal has been received by the Municipality within the prescribed appeal period for validation, and late appeals received after the close of the appeal period, WILL not be accepted

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SECTION 2: PROPERTY DETAILS:

Physical address				Code	
Property extent		m ²	Municipal account no (If available)		
Name of bondholder (if available)			Registered bond amount (If available)		

SECTION 3: SECTIONAL TITLE UNITS

Scheme name		Scheme no	Scheme year	Unit no	Door no	Unit size	
							m ²
Managing agent			Telephone number				

3.1 RESIDENTIAL MAIN UNIT

No of bedrooms		Lounge/dining		No of bathrooms		Separate toilet		Flat/s	
Dining room		Study		Kitchen		Playroom		Bedrooms	
Lounge		Television room		Laundry				Lounge	
Other				Other				Dining room	
Other				Other				Kitchen	

Additional information									
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Monthly levy	R	
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COMMON PROPERTY CONSISTS OF: DETAILS OF EXCLUSIVE USE AREAS

Description	Amount
Swimming pool	
Tennis court	

Description	Amount	Extent in m ²
Garage		
Carport		
Open parking		
Store room		
Garden		

3.2 NON RESIDENTIAL MAIN UNIT

3.2.1 Tenant and rental information – Annexure A

Name of tenant	Size in ²	Rental (excl.Vat)	Rental escalation	Other contributions	Term of lease	Start date

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3.2.2 Schedule of expenses – Annexure B

Expenses paid by owner			
Description	Rand per year	Description	Rand per year
Rates		Utilities	
Insurance		Management	
Maintenance		Advertising	
Cleaning		Legal	
Security		Sundries	

3.2.3 Statement of income and expenditure for previous financial year – Annexure C

3.2.4 Building sizes – Annexure D

Building no	Size in m ²	Description (E.g. used as shop, office, etc.)	Condition	Additional information

3.2.5 If the property has not been developed to its highest and best use, indicate the extent of land that is available for future development:

Highest and best use	Yes		No		If no state land available for development		m ²
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COMMON PROPERTY CONSISTS OF: DETAILS OF EXCLUSIVE USE AREAS

Description	Amount	Description	Amount	Extent in m ²

SECTION 4: MARKET INFORMATION:

If your property is currently on market

What is the asking price	R	
Offer received	R	

If your property has been on the market the last 3 years

What was the asking price	R	
Offer received	R	

Name of estate agency	Name of estate agent	Telephone number

SALE OF TRANSACTION (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET OF THE SUBJECT PROPERTY OBJECTED TO:

Scheme name	Unit number	Date of sale	Sale price	
			R	
			R	
			R	

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SECTION 5: OBJECTION DETAILS:

Item	Particulars as reflected in valuation roll	Changes requested by objector
Unit number		
Extent		
Category		
Physical address		
Market value		
Name of owner		

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

SECTION 6: 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 CONCERNED RELIES ON SUCH DOCUMENT, INFORMATION OR PARTICULARS IN AN APPEAL TO AN APPEAL BOARD, THE APPEAL BOARD MAY MAKE ANY ORDER AS TO COST IN TERMS OF SECTION 70 OF THE ACT IF THE APPEAL BOARD IS OF THE VIEW THAT THE FAILURE TO HAVE PROVIDED ANY SUCH DOCUMENT, INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

Year		Month		Day	
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I / WE.....HEREBY DECLARE THAT THE INFORMATION AND

PARTICULARS SUPPLIED ARE TRUE AND CORRECT

.....
SIGNATURE

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OFFICIAL USE SECTION:

SECTION 7: DECISION OF THE APPEAL BOARD:

Description of property	
Extent	
Category	
Physical address	
Market value	
Name of owner	

REASONS OF THE MUNICIPAL VALUER:

**NAME OF CHAIR PERSON
OF APPEAL BOARD**

.....
NAME

.....
DATE

.....
SIGNATURE

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