

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

THE MUNICIPAL MANAGER

FOR OFFICIAL USE ONLY

Objection no

MUNICIPALITY

GENERAL VALUATION	PERIOD FROM TO (<i>Financial year</i>)	1 July	2014	TO	30 June	2015
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LODGING AN OBJECTION AGAINST A MATTERS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL:

DESCRIPTION OF PROPERTY AGAINST WHICH AN OBJECTION IS MADE:

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

Erf number	Portion	Town	Suburb

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 APPELLANT:

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

1.3 AUTHORISED REPRESENTATIVE OF THE APPELLANT:

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)		

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF AVAILABLE):

Servitude no			Affected area			m ²
In favour of						
For what purpose						
Was compensation paid	Yes		No		If yes: Date	Amount R

SECTION 3: DESCRIPTION OF BUILDINGS (Indicate number or state yes / no in appropriate box)

3.1 MAIN DWELLING

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	

OUTBUILDINGS:

No of garages	
Granny flat/room	
Other	

FENCING:

Item	Front	Back	Left	Right
Type				
Height				

3.2 OTHER IMPROVEMENTS:

Swimming pool	Condition	Good		Average		Poor	
Borehole	Condition	Good		Average		Poor	
Garden	Condition	Good		Average		Poor	
Other	Condition	Good		Average		Poor	
Drive way (E.g. bricks, pavers, etc.							

GENERAL CONDITION OF PROP

Good	
Above average	
Average	
Below average	
Poor	

IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY

Yes		No	
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BUILDING EXTENTS								
MAIN BUILDING			OUTBUILDINGS			SUNDRY IMPROVEMENTS		
Description	Amount	Extent m ²	Description	Amount	Extent m ²	Description	Amount	Extent m ²
Dwelling			Garages			Pool		
Verandas			Flats					
Garage/s			Stores					
Flat			Sheds					

SECTION 4: MARKET INFORMATION:

If your property is currently on market

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

What is the asking price	R	
Offer received	R	

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:

Town	Suburb	Erf number	Portion	Date of sale	Sale price	
					R	
					R	
					R	

SECTION 5: APPEAL DETAILS:

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

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

[illegible]

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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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:

[illegible]

**NAME OF CHAIR PERSON
OF APPEAL BOARD**

NAME _____ DATE _____ SIGNATURE _____

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