

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

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OBJECTION NO:

**THE MUNICIPAL MANAGER
CITY OF MBOMBELA LOCAL MUNICIPALITY**

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2018 TO 30 JUNE 2023

(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 C.C.
Registration

Physical Address of
Owner

Code

Postal Address of
Owner

Code

Telephone No:
Home

Work

Cell No:

Fax No:

E-mail Address

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

Name of Objector

Identity No:

Company or C.C.
Registration

Postal Address of
Objector

Code

Telephone No:
Home

Work

Cell No:

Fax No:

E-mail Address

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality, etc.)

1.3 AUTHORIZED REPRESENTATIVE OF THE OBJECTOR

Name of
Representative

Postal Address of
Owner

Code

Telephone No:
Home

Work

Cell No:

Fax No:

E-mail Address

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

Complete: Erf/Unit No Area/Scheme Name

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

SECTION 2: PROPERTY DETAILS

(FOR SECTIONAL TITLES SEE SECTION 4)

Physical Address

Code

Extent of Property

m²

Municipal
Number

Account

Name of Bond
Holder

Registered Amount
of Bond

(If applicable)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (If applicable)

Servitude No:		Affected Area	m ²
In Favour Of			
For What Purpose			

Was Compensation Paid:	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>

If Yes, Date of Payment	
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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	
Granny Flat/Rooms	
Other	

Size of Dwelling	m ²
Size of Outbuilding	m ²
Size of Other Buildings	m ²
Total Building Size	m ²

OTHER OUTBUILDINGS (ATTACH ANNEXURE)

OTHER

Swimming Pool		Tennis Courts				
Bore Hole		Garden		Good	Average	Poor
Other		Other				

FENCING

	Front	Back	Side 1	Side 2
Type				
Height				

DRIVE WAY (e.g. Bricks, Pavers etc)

(Tick)

	Is your property situated in a boomed or security area	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>

OTHER FEATURES: _____

GENERAL CONDITION OF PROPERTY

(Tick)

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

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SECTION 4: SECTIONAL TITLE UNITS:

Scheme No:	<input type="text"/>	Name of Scheme	<input type="text"/>	Flat No / Door No	<input type="text"/>	Unit Size	<input type="text"/> m ²
Name of Managing Agent		<input type="text"/>		Tel No		<input type="text"/>	

Indicate Number or State Yes/No in Appropriate Box

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			

Monthly Levy	R		Detail of Exclusive use Areas	
COMMON PROPERTY CONSISTS OF:			Garage	m ²
Swimming Pool			Carport	m ²
Tennis Court			Open Parking	m ²
Other			Store Room	m ²
Other			Garden	m ²
Other			Other	m ²

SECTION 5: MARKET INFORMATION:

If your property is currently on the market what is the asking price?
R
Offer Received:
R

If your property has been on the market in the last 3 years what was the asking price?
R
Offer Received:
R

Name of Agent:	<input type="text"/>
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Tel No:	<input type="text"/>
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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 CONCERNED RELIES ON SUCH DOCUMENT, INFORMATION OR PARTICULARS IN AN APPEAL TO AN APPEAL BOARD, THE APPEAL BOARD MAY MAKE AN ORDER AS TO COSTS IN TERMS OF SECTION 70 OF THE ACT IF THE APPEAL BOARD IS 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.

SIGNED ON THE _____ SIGNATURE: _____

OFFICIAL USE

SECTION 8: DECISION OF THE 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:

Name of Municipal Valuer / Assistant
Municipal Valuer* :

**Delete whichever is not Applicable*

Date: _____

SIGNATURE: _____

Date: _____

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