

OBJECTION NO:

THE MUNICIPAL MANAGER
CITY OF MBOMBELA LOCAL MUNICIPALITY
EMAIL TO: Gv2018.valuations@mbombela.gov.za

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: <input type="text"/>			
Identity No:	<input type="text"/>	Company or C.C. Registration	<input type="text"/>
Physical Address of Owner	<input type="text"/>		Code <input type="text"/>
Postal Address of Owner	<input type="text"/>		Code <input type="text"/>
Telephone No: Home	<input type="text"/> ()	Work	<input type="text"/> ()
Cell No:	<input type="text"/>	Fax No:	<input type="text"/> ()
E-mail Address	<input type="text"/>		

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

Name of Objector <input type="text"/>			
Identity No:	<input type="text"/>	Company or C.C. Registration	<input type="text"/>
Postal Address of Objector	<input type="text"/>		Code <input type="text"/>
Telephone No: Home	<input type="text"/> ()	Work	<input type="text"/> ()
Cell No:	<input type="text"/>	Fax No:	<input type="text"/> ()
E-mail Address	<input type="text"/>		

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

1.3 AUTHORIZED REPRESENTATIVE OF THE OBJECTOR

Name of Representative <input type="text"/>			
Postal Address of Owner	<input type="text"/>		Code <input type="text"/>
Telephone No: Home	<input type="text"/> ()	Work	<input type="text"/> ()
Cell No:	<input type="text"/>	Fax No:	<input type="text"/> ()
E-mail Address	<input type="text"/>		

***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 Account Number

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	<input type="text"/>		Amount: R <input type="text"/>

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 Dwelling	m ²
Granny Flat/Rooms		Size of Outbuilding	m ²
Other		Size of Other Buildings	m ²
OTHER OUTBUILDINGS (ATTACH ANNEXURE)		Total Building Size	m ²

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)

<input type="text"/>	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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 Bedrooms	<input type="text"/>	No of Bathrooms	<input type="text"/>	Kitchen	<input type="text"/>	Lounge	<input type="text"/>
Dining Room	<input type="text"/>	Lounge with Dining Room	<input type="text"/>	Study	<input type="text"/>	Playroom	<input type="text"/>
Television Room	<input type="text"/>	Laundry	<input type="text"/>	Separate Toilet	<input type="text"/>		<input type="text"/>
Other	<input type="text"/>		<input type="text"/>	Other	<input type="text"/>		<input type="text"/>
Other	<input type="text"/>		<input type="text"/>	Other	<input type="text"/>		<input type="text"/>

Monthly Levy	R <input type="text"/>		Detail of Exclusive use Areas	<input type="text"/>
COMMON PROPERTY CONSISTS OF:			Garage	<input type="text"/> m ²
Swimming Pool	<input type="text"/>		Carport	<input type="text"/> m ²
Tennis Court	<input type="text"/>		Open Parking	<input type="text"/> m ²
Other	<input type="text"/>		Store Room	<input type="text"/> m ²
Other	<input type="text"/>		Garden	<input type="text"/> m ²
Other	<input type="text"/>		Other	<input type="text"/> 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:

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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

SECTION 6: OBJECTION DETAILS

	Particulars As Reflected In The Valuation Roll	Changes Requested By Objector
Description of the Property / Unit No	<input type="text"/>	<input type="text"/>
Category	<input type="text"/>	<input type="text"/>
Physical Address / Door No / Flat No	<input type="text"/>	<input type="text"/>
Extent	<input type="text"/>	<input type="text"/>
Market Value	<input type="text"/>	<input type="text"/>
Name of Owner	<input type="text"/>	<input type="text"/>

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

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 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* : _____

Date: _____

**Delete whichever is not Applicable*

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