

OBJECTION NO:

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

**LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2028**

**DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE:**

(Complete a separate form for each entry objected to)

Erf / Portion / Unit No	<input style="width: 95%; height: 20px;" type="text"/>	Suburb / Farm Scheme Name	<input style="width: 95%; height: 20px;" type="text"/>
	Farm No	Reg Div	

**SECTION 1: OBJECTOR INFORMATION**

**1.1 OBJECTOR IS THE OWNER**

Registered Owner of Property:	<input style="width: 95%; height: 20px;" type="text"/>		
Identity No:	<input style="width: 95%; height: 20px;" type="text"/>	Company or C.C. Registration no	<input style="width: 95%; height: 20px;" type="text"/>
Physical Address of Owner	<input style="width: 95%; height: 20px;" type="text"/>		Code <input style="width: 20px; height: 20px;" type="text"/>
Postal Address of Owner	<input style="width: 95%; height: 20px;" type="text"/>		Code <input style="width: 20px; height: 20px;" type="text"/>
Telephone No: Home	<input style="width: 20px; height: 20px;" type="text"/> ( ) <input style="width: 20px; height: 20px;" type="text"/>	Work	<input style="width: 20px; height: 20px;" type="text"/> ( ) <input style="width: 20px; height: 20px;" type="text"/>
Cell No:	<input style="width: 20px; height: 20px;" type="text"/>	Fax No:	<input style="width: 20px; height: 20px;" type="text"/> ( ) <input style="width: 20px; height: 20px;" type="text"/>
E-mail Address	<input style="width: 95%; height: 20px;" type="text"/>		

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

Name of Objector	<input style="width: 95%; height: 20px;" type="text"/>		
Identity No:	<input style="width: 95%; height: 20px;" type="text"/>	Company or C.C. Registration	<input style="width: 95%; height: 20px;" type="text"/>
Postal Address of Objector	<input style="width: 95%; height: 20px;" type="text"/>		Code <input style="width: 20px; height: 20px;" type="text"/>
Telephone No: Home	<input style="width: 20px; height: 20px;" type="text"/> ( ) <input style="width: 20px; height: 20px;" type="text"/>	Work	<input style="width: 20px; height: 20px;" type="text"/> ( ) <input style="width: 20px; height: 20px;" type="text"/>
Cell No:	<input style="width: 20px; height: 20px;" type="text"/>	Fax No:	<input style="width: 20px; height: 20px;" type="text"/> ( ) <input style="width: 20px; height: 20px;" type="text"/>
E-mail Address	<input style="width: 95%; height: 20px;" type="text"/>		

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

**1.3 AUTHORIZED REPRESENTATIVE OF THE OBJECTOR**

Name of Representative	<input style="width: 95%; height: 20px;" type="text"/>		
Postal Address	<input style="width: 95%; height: 20px;" type="text"/>		Code <input style="width: 20px; height: 20px;" type="text"/>
Telephone No: Home	<input style="width: 20px; height: 20px;" type="text"/> ( ) <input style="width: 20px; height: 20px;" type="text"/>	Work	<input style="width: 20px; height: 20px;" type="text"/> ( ) <input style="width: 20px; height: 20px;" type="text"/>
Cell No:	<input style="width: 20px; height: 20px;" type="text"/>	Fax No:	<input style="width: 20px; height: 20px;" type="text"/> ( ) <input style="width: 20px; height: 20px;" type="text"/>
E-mail Address	<input style="width: 95%; height: 20px;" 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**

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)

**SECTION 2: PROPERTY DETAILS** (FOR SECTIONAL TITLES SEE SECTION 4)

Address		Code	
Extent of Property		m <sup>2</sup>	
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 <sup>2</sup>
In Favour Of			
For What Purpose			

Was Compensation Paid:	Yes	No

If Yes, Payment	Date of		Amount:	R
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**SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLES COMPLETE SECTION 4)**  
(Information under 3.1 to 3.4 to be supplied by means of Annexure as follows)

**3.1 Tenant And Rent Information – Annexure A**

NAME OF TENANT	SIZE m <sup>2</sup>	RENTAL (Excl VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTION	TERM OF LEASE	START DATE
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**3.2 Schedule of Expenses Including: Municipal, Administration, Insurances, Security etc, - Annexure B**

**3.3 Statement of Income and Expenditure for Previous Financial Year – Annexure C**

**3.4 Building Size – Annexure D**

BUILDING NO	SIZE m <sup>2</sup>	DESCRIPTION (e.g. used as a shop, office etc)	CONDITION
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**3.5 If the property has not been developed to its highest and best use, indicated the extent of land that is available for further development.**

	m <sup>2</sup>
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**OTHER FEATURES OF BUILDINGS (Provide Annexure E if necessary):**

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**FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)**

**SECTION 4: SECTIONAL TITLE UNITS:**

Scheme No:  Name of Scheme  Flat No / Door No  Unit Size  m<sup>2</sup>

Name of Managing Agent  Tel No

Shops	M <sup>2</sup>	Other	M <sup>2</sup>
Offices	M <sup>2</sup>	Other	M <sup>2</sup>
Factories	M <sup>2</sup>	Other	M <sup>2</sup>

**TENANT AND RENT INFORMATION – ANNEXURE A**

Name of Tenant	M <sup>2</sup>	Rental (excl VAT)	Escalation	Other Contribution	Term of Lease	Start Date
Monthly Levy	R		Details of Exclusive use Areas			m <sup>2</sup>
COMMON PROPERTY CONSISTS OF:			Garage			m <sup>2</sup>
Swimming Pool			Carport			m <sup>2</sup>
Tennis Court			Open Parking			m <sup>2</sup>
Other			Store Room			m <sup>2</sup>
Other			Garden			m <sup>2</sup>
Other			Other			m <sup>2</sup>

**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:

Sales Transactions used by the Objector in determining the Market Value of the property objected to  
(If insufficient space provide Annexure F)

Erf /PTN/ Unit No	Suburb / Farm/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 (ANNEXURE G CAN BE PROVIDED):**

Complete: Erf/Unit No ..... Area/Scheme Name .....  
PLEASE COMPLETE THE BOTTOM OF EACH PAGE

**FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)**

**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	

**8.1 REASONS OF THE MUNICIPAL VALUER:**

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Name of Municipal Valuer: \_\_\_\_\_ 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

