

TO: MUNICIPAL MANAGER:
ABAQULUSI MUNICIPALITY

OBJECTION NO. _____

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM
THE VALUATION ROLL FOR THE PERIOD 1 JULY 2013 TO 30 JUNE 2017**

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

(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 THE PROPERTY: _____

IDENTITY NO: _____ COMPANY OR C.C.
REGISTRATION NO: _____

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 NO: _____

POSTAL ADDRESS
OF OBJECTOR: _____ CODE: _____

TELEPHONE NO: HOME: _____ WORK: _____

CELL NO: _____ FAX NO: _____

E-MAIL ADDRESS: _____

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

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE: _____

POSTAL ADDRESS: _____ CODE: _____

TELEPHONE NO: HOME: _____ WORK: _____

CELL NO: _____ FAX NO: _____

E-MAIL ADDRESS: _____

- IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED

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

PHYSICAL ADDRESS: _____ CODE: _____

EXTENT OF PROPERTY: _____ M2

MUNICIPAL ACCOUNT NO: _____ (IF AVAILABLE)

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: _____ M2

IN FAVOUR OF: _____

FOR WHAT PURPOSE: _____

WAS COMPENSATION PAID: YES _____ NO _____

IF YES; DATE OF PAYMENT: _____ AMOUNT: _____

**SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLE SEE SECTION 4)
(INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)**

MAIN DWELLING

NO.OF BEDROOMS		NO.OF BATHROOMS		KITCHEN		LOUNGE	
DINING ROOMS		LOUNGE/DIN.ROOM		STUDY		PLAYROOM	
TV ROOM		LAUNDRY		SEPARATE.TOILET			
OTHER				OTHER			
OTHER				OTHER		AGE	

OUTBUILDING

NO.OF GARAGES	
GRANNY FLAT/ROOMS	
OTHER	

SIZE OF MAIN DWELLING		M2
SIZE OF OUTBUILDING		M2
SIZE OF OTHER BUILDINGS		M2
TOTAL BUILDING SIZE		M2

OTHER BUILDINGS (ATTACH ANNEXURE)

SWIMMING POOL		TENNIS COURT	
BORE HOLE		GARDEN	
OTHER		OTHER	

GOOD: _____ AVERAGE: _____ POOR: _____

FENCING:

	FRONT	BACK	SIDE 1	SIDE 2
TYPE				
HEIGHT				

DRIVE WAY: (e.g. bricks, paving) _____

IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY (TICK ONE)

YES	NO

OTHER FEATURES: _____

GENERAL CONDITION OF PROPERTY: (TICK ONE)

GOOD		AVERAGE		POOR	
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SECTION 4: SECTIONAL TITLE SCHEMES

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		NO.OF BATHROOMS		KITCHEN		LOUNGE	
DINING ROOMS		LOUNGE/DIN.ROOM		STUDY		PLAYROOM	
TV ROOM		LAUNDRY		SEPARATE.TOILET			
OTHER				OTHER			
OTHER				OTHER		AGE	

MONTHLY LEVY: R _____

COMMON PROPERTY CONSISTS OF

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

GARAGE	M2
CARPORT	M2
OPEN PARKING	M2
STORE ROOM	M2
GARDEN	M2
OTHER	M2

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

ERF 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)

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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 IN TERMS OF SECTION 70 OF THE ACT IF THE APPEAL BOARD 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.

DATE: _____ SIGNATURE: _____

OFFICIAL USE

OBJECTION NO: _____

SECTION 8: DECISION OF 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: _____ DATE: _____

SIGNATURE: _____

SECTION 9: NOTIFICATION OF OUTCOME

VALUATION ROLL ADJUSTED
OBJECTOR
OWNER NOTIFIED
SECTION 52(1)(a) WHERE APPLICABLE

SIGNATURE	DATE