

UBUHLEBEZWE MUNICIPALITY

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Office of the Chief Financial Officer

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

THE MUNICIPAL MANAGER

OBJECTION NO. _____

..... Municipality LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2007 TO 30 JUNE 2011

(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 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 Purchaser, Municipality etc.)

1.3. AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE _____

POSTAL ADDRESS: _____ CODE _____

TELEPHONE NO. HOME: () _____ WORK: () _____

CELL: _____ FAX NO.: () _____

E-MAIL ADDRESS: _____

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

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

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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 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 _____ SIZE OF MAIN DWELLING _____ m²

GRANNY FLAT/ROOMS _____ SIZE OF OUTBUILDING _____ m²

OTHER: _____ SIZE OF OTHER BUILDINGS _____ m²

OTHER BUILDINGS (ATTACH ANNEXURE) TOTAL BUILDING SIZE _____ m²

OTHER

SWIMMING POOL _____ TENNIS COURT _____

GOOD AVERAGE POOR

BOREHOLE _____ GARDEN _____

OTHER _____

OTHER _____

FENCING TYPE FRONT BACK _____

SIDE 1 SIDE 2 _____

HEIGHT _____

DRIVEWAY (e.g. Bricks, pavers) _____

Tick (✓)
IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY YES NO

OTHER FEATURES _____

GENERAL CONDITION OF PROPERTY (Tick (✓))

GOOD _____ AVERAGE _____ POOR _____

Complete: Erf/Unit No. _____ Area/Scheme Name: _____

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. _____ NAME OF SCHEME _____ FLAT NO./ DOOR NO. _____ UNIT SIZE _____ m²
 NAME OF MANAGING AGENT _____ TELEPHONE NO. _____
 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 _____

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF GARAGE _____ m²
 SWIMMING POOL _____ CARPORT _____ m²
 TENNIS COURT _____ OPEN PARKING _____ m²
 OTHER _____ STORE ROOM _____ m²
 OTHER _____ GARDEN _____ m²
 OTHER _____ OTHER _____ m²

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE? OFFER RECEIVED R _____ R _____	IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE? OFFER RECEIVED R _____ R _____
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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 R _____

SECTION 6: OBJECTION DETAILS

DESCRIPTION OF THE PROPERTY/UNIT NO.	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
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 _____
 PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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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.

DATE: YEAR MONTH DAY

SIGNATURE

OFFICIAL USE

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/ASSISTANT YEAR MONTH DAY
MUNICIPAL VALUER
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