

# FORM A

## RESIDENTIAL (FULL TITLE AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)

Objection No.

Date: \_\_\_\_\_

The Municipal Manager  
Mogalakwena Municipality  
P O Box 34  
**MOKOPANE**  
0600

## LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2008 TO 30 JUNE 2012

(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 CC  
Registration No.

Physical Address  
of Owner

Code

Postal Address of  
Owner

Code

Telephone No.:

Home

( )

Work

( )

Cell

Fax

( )

Complete: Erf / Unit No. \_\_\_\_\_ Area / Scheme Name

E-mail Address

## 1.2 Objector is not the Owner or Municipality is the Objector

Name of Objector:

Identity No.

Company or CC  
Registration No.

Postal  
Address  
Objector

Address

of

Code

Telephone  
No.:

Home

(      )

Work

(      )

Cell

Fax

(      )

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

(      )

Complete: Erf / Unit No. \_\_\_\_\_ Area / Scheme Name

Please complete the bottom of each page.

E-mail Address

\* If a representative is appointed, proof of authorization must be attached

**Section 2: Property details (For Sectional Titles see section 4)**

Physical Address

Code

Extent of Property

m<sup>2</sup>

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	m <sup>2</sup>
In favour or			
For what purpose			

Complete: Erf / Unit No. \_\_\_\_\_ Area / Scheme Name

Please complete the bottom of each page.

Was Compensation paid

Yes	No
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If Yes: - Date of Payment

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Amount

R
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**Section 3: Description of Residential Dwelling (For sectional titles see Section 4) (Indicate number of 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 main dwelling		m <sup>2</sup>
Size of outbuilding		m <sup>2</sup>
Size of other buildings		m <sup>2</sup>
Total building size		m <sup>2</sup>

Other buildings (Attach annexure)

Others

Swimming pool		Tennis court			
Bore hole		Garden	Good	Average	Poor
Other		Other			

Fencing	Front	Back	Side 1	Side 2
Type				
Height				

Drive way: (e.g. Bricks, pavers)

Tick ✓

Complete: Erf / Unit No. \_\_\_\_\_ Area / Scheme Name \_\_\_\_\_

		Yes	No
	Is your property situated in a boomed area or security		

**Other features:**

General condition of property (Tick ✓)

Good		Average		Poor	
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**Section 4: Sectional Titles Units**

Scheme No.		Name of Scheme		Flat No./ Door No.		Unit Size	m <sup>2</sup>
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Name of Managing Agent		Tel. No.	
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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	
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Details of exclusive use areas

Common Property consists of:	
Swimming Pool	
Tennis Court	
Other	
Other	
Other	

Garage		m <sup>2</sup>
Carport		m <sup>2</sup>
Open Parking		m <sup>2</sup>
Store Room		m <sup>2</sup>
Garden		m <sup>2</sup>
Other		m <sup>2</sup>

Complete: Erf / Unit No. \_\_\_\_\_ Area / Scheme Name \_\_\_\_\_

Please complete the bottom of each page.

## Section 5: Market Information

If your property is currently on the market. What is the asking price?	If your property has been on the market in the last 3 years what was the asking price?
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	R			R	
Offer received	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

## 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 \_\_\_\_\_

Please complete the bottom of each page.

## 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

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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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Complete: Erf / Unit No. \_\_\_\_\_ Area / Scheme Name

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Please complete the bottom of each page.

Name of Municipal  
Valuer / Assistant  
Municipal Valuer \*  
*\*Delete whichever  
is not applicable*

Signature:


Date:

Year	Month	Day

## 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.