

OBJECTION
NO:

**THE MUNICIPAL MANAGER
MANGAUNG METROPOLITAN MUNICIPALITY**

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2017 TO 30 JUNE 2021.

(Complete a separate form for each entry objected to)

Property Identity Number

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

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

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 AUTHORIZED REPRESENTATIVE OF THE OBJECTOR

Name of Representative

Postal Address of Owner

Code

Telephone No: Home ()

Work ()

Cell No:

Fax No: ()

E-mail Address

***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 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 Dwelling	m ²
Granny Flat/Rooms	Size of Outbuilding	m ²
Other	Size of Other Buildings	m ²
	Total Building Size	m ²

OTHER OUTBUILDINGS (ATTACH ANNEXURE)

OTHER	Swimming Pool	Tennis Courts	Good	Average	Poor
	Bore Hole	Garden			
	Other	Other			

FENCING	Front	Back	Side 1	Side 2
	Type			
	Height			

DRIVE WAY (e.g. Bricks, Pavers etc)

	Is your property situated in a boomed or security area	Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>

OTHERFEATURES: _____

GENERAL CONDITION OF PROPERTY

GOOD	AVERAGE	POOR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	m ²
Swimming Pool	<input type="text"/>		Carport	m ²
Tennis Court	<input type="text"/>		Open Parking	m ²
Other	<input type="text"/>		Store Room	m ²
Other	<input type="text"/>		Garden	m ²
Other	<input type="text"/>		Other	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):

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: _____

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
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