

MANTSOPA LOCAL MUNICIPALITY



LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 01 JULY 2013 TO 30 JUNE 2017

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

SECTION 1: SECTIONAL TITLES UNITS

SCHEME NO. NAME OF SCHEME FLAT NO./ DOOR NO UNIT SIZE

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 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

CARPORT	<input type="text"/>	m ²
OPEN PARKING	<input type="text"/>	m ²
STOREROOM	<input type="text"/>	m ²
GARDEN	<input type="text"/>	m ²
OTHER	<input type="text"/>	m ²

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

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

SECTION 2: MARKET INFORMATION

**IF YOUR PROPERTY IS CURRENTLY ON THE MARKET
WHAT IS THE ASKING PRICE?**

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**IF YOUR PROPERTY HAS BEEN ON THE MARKET IN
THE LAST YEARS WHAT WAS THE ASKING PRICE?**

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**OFFER
RECEIVED**

--	--

**OFFER
RECEIVED**

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NAME OF AGENT:

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TEL NO.

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**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 3: OBJECTION DETAILS

PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
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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

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

SECTION 4: 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 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.

	YEAR	MONTH	DAY
DATE			

SIGNATURE

OFFICIAL USE

SECTION 5: 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 MUNICIPAL VALUER

YEAR	MONTH	DAY
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(Delete whichever is not applicable)
SIGNATURE:

DATE

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SECTION 5: NOTIFICATION OF OUTCOME

SIGNATURE	DATE
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VALUATION ROLL ADJUSTED

OBJECTOR NOTIFIED

OWNER NOTIFIED

SECTION 52(1)(a) WHERE APPLICABLE

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

OBJECTION NO.

THE MUNICIPAL MANAGER..... Municipality

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

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE (COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

SECTION 1: OBJECTOR INFORMATION	ERF/PORTION/UNIT NO. <input type="text"/>	SUBURB/FARM/SCHEME <input type="text"/>
	FARM NO. <input type="text"/>	REG. DIV <input type="text"/>

1.1 OBJECTOR IS 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: FAX NO. ()

EMAIL 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: FAX NO. ()

EMAIL ADDRESS

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

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

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

OF m²

ACCOUNT (If applicable)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENT AGAINST THE PROPERTY AGAINST THE PROPERTY (If applicable)

SERVITUDE NO.:	AFFECTED AREA
IN FAVOUR OF	
FOR WHAT PURPOSE	

WAS COMPENSATION PAID

YES	NO

AMOUNT R

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

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

**SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLE COMPLETE SECTION 4)
(INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)**

3.1 TENANT AND RENT INFORMATION ANNEXURE A

NAME OF TENANT	SIZE	RENTAL (EXCL VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTION	TIME OF LEASE	START DATE
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3.2 SCHEDULE OF EXPENSES INCLUDONG: MUNICIPAL, ADMINISTRATION, INSURANCES SECURITY etc – ANNEXURE B

3.3 STATEMENT OF INCOME & EXPENDITURE FOR PREVIUOS FINANCIAL YEAR – ANNEXURE C

3.4 BUILDING SIZES – ANNEXURE D

BUILDING NO.	SIZE m ²	DESCRIPTION e.g. used as shop, offices etc.	CONDITION
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3.5 IF THE PROPERTY HAS NOT BEEN DEVELOPED TO ITS HIGHEST AND BEST USE, INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT

	m ²
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OTHER FEATURES OF BUILDING: (PROVIDE ANNEXURE E IF NECESSARY)

FORM C: AGRICULTURAL HOLDINGS OR FARMS

OBJECTION NO.

THE MUNICIPAL MANAGER..... Municipality

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

"Delete whichever is not applicable"

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

SECTION 1: OBJECTOR INFORMATION	HOLDING/PORTION	<input type="text"/>	AGRICULTURAL HOLDING/FARM	<input type="text"/>
	FARM NO.	<input type="text"/>	REG. DIV	<input type="text"/>

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

IDENTITY NO.	<input type="text"/>	COMPANY OR C.C. REGISTRATION NO.	<input type="text"/>
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PHYSICAL ADDRESS OF OWNER CODE

POSTAL ADDRESS OF OWNER CODE

TELEPHONE NO.: HOME () WORK ()

CELL FAX NO. ()

E-MAIL ADDRESS

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR:

IDENTITY NO.	<input type="text"/>	COMPANY OR C.C. REGISTRATION NO.	<input type="text"/>
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POSTAL ADDRESS OF OBJECTOR

CODE

TELEPHONE NO.:

HOME

WORK

CELL

FAX NO.

E-MAIL ADDRESS

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

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