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

The Valuation Office will mail an acknowledgement of receipt letter within three weeks of receipt of an objection. Should you not receive such a notification kindly contact the Customer Care Centre on 041-506 5555

GENERAL VALUATION 2013

OBJ - 004862

THE MUNICIPAL VALUER
NELSON MANDELA BAY MUNICIPALITY

LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2013 TO 30 JUNE 2017

*Delete whichever is not applicable

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/PORTION 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		FAX	( )
E-MAIL ADDRESS				

1.2 OBJECTOR IS NOT THE OWNER OR THE 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	( )
E-MAIL ADDRESS				
STATUS OF OBJECTOR e.g. Tenant, Pending Purchaser, Municipality				

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE				
IDENTITY NO.			COMPANY OR C.C REGISTRATION NO.	
POSTAL ADDRESS OF REPRESENTATIVE			CODE	
TELEPHONE NO.	HOME	( )	WORK	( )
	CELL		FAX	( )
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

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

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 available)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS 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	
GRANNY FLAT/ROOMS	
OTHER	

SIZE OF MAIN DWELLING		m²
SIZE OF OUT BUILDING		m²
SIZE OF OTHER BUILDINGS		m²
TOTAL BUILDING SIZE		m²

OTHER BUILDINGS (ATTACH ANNEXURE)

SWIMMING POOL		TENNIS COURT				
BOREHOLE		GARDEN	GOOD	AVERAGE	POOR	
OTHER		OTHER				

FENCING	FRONT	BACK	SIDE 1	SIDE 2
TYPE				
HEIGHT				

DRIVEWAY (E.G. Bricks, pavers)	

IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY

YES	NO

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

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

OTHER FEATURES

GENERAL CONDITION OF PROPERTY (TICK APPROPRIATE BOX)

GOOD		AVERAGE		POOR	

SECTION 4: SECTIONAL TITLES UNITS

SCHEME NO.		NAME OF SCHEME		DOOR NO./ FLAT NO.		UNIT SIZE	m²

NAME OF MANAGING AGENT		TELL 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

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS

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
NAME OF AGENT	

IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS

WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R
TELL 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.	ERF 740 OF MOUNT ROAD	
CATEGORY	RESIDENTIAL	
PHYSICAL ADDRESS/DOOR NO./FLAT NO.	6 VAN NIEKERK STREET, PARSONS HILL	
EXTENT	1,753	
MARKET VALUE	R 1,400,000	
NAME OF OWNER	SIM TRUST TM5505	

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

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

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 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

SIGNATURE