



# UMDONI MUNICIPALITY

TOGETHER BUILDING UNITY – SIYAKHISANA – TESAME BOU ONS EENHEID

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

THE MUNICIPAL MANAGER  
UMDONI MUNICIPALITY

OBJECTION NO. : \_\_\_\_\_

### **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**

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(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: .....

## **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: \_\_\_\_\_ m<sup>2</sup>

MUNICIPAL ACCOUNT NO. \_\_\_\_\_ (If available)

NAME OF BOND HOLDER \_\_\_\_\_ REGISTERED AMOUNT OF BOND \_\_\_\_\_

(If applicable)

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

SERVITUDE NO. \_\_\_\_\_ AFFECTED AREA \_\_\_\_\_ m<sup>2</sup>

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 \_\_\_\_\_ m<sup>2</sup>

GRANNY FLAT/ROOMS \_\_\_\_\_ SIZE OF OUTBUILDING \_\_\_\_\_ m<sup>2</sup>

OTHER: \_\_\_\_\_ SIZE OF OTHER BUILDINGS \_\_\_\_\_ m<sup>2</sup>

OTHER BUILDINGS (ATTACH ANNEXURE) TOTAL BUILDING SIZE \_\_\_\_\_ m<sup>2</sup>

OTHER

SWIMMING POOL \_\_\_\_\_ TENNIS COURT \_\_\_\_\_

BOREHOLE \_\_\_\_\_ GARDEN \_\_\_\_\_ GOOD \_\_\_\_\_ AVERAGE \_\_\_\_\_ POOR \_\_\_\_\_

OTHER \_\_\_\_\_ OTHER \_\_\_\_\_

FENCING TYPE \_\_\_\_\_ FRONT \_\_\_\_\_ BACK \_\_\_\_\_ OTHER 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: \_\_\_\_\_

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. \_\_\_\_\_ NAME OF SCHEME \_\_\_\_\_ FLAT NO./ DOOR NO. \_\_\_\_\_ UNIT SIZE \_\_\_\_\_ m<sup>2</sup>  
 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: \_\_\_\_\_

MONTHLY LEVY R \_\_\_\_\_ DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF :-  
 SWIMMING POOL \_\_\_\_\_ GARAGE \_\_\_\_\_ m<sup>2</sup>  
 TENNIS COURT \_\_\_\_\_ CARPORT \_\_\_\_\_ m<sup>2</sup>  
 OTHER \_\_\_\_\_ OPEN PARKING \_\_\_\_\_ m<sup>2</sup>  
 OTHER \_\_\_\_\_ STORE ROOM \_\_\_\_\_ m<sup>2</sup>  
 OTHER \_\_\_\_\_ GARDEN \_\_\_\_\_ m<sup>2</sup>  
 OTHER \_\_\_\_\_ OTHER \_\_\_\_\_ m<sup>2</sup>

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 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

VALUATION ROLL ADJUSTED                      SIGNATURE                      DATE  
\_\_\_\_\_  
OBJECTOR NOTIFIED                      \_\_\_\_\_  
OWNER NOTIFIED                      \_\_\_\_\_  
SECTION 52(1)(a)  
WHERE APPLICABLE                      \_\_\_\_\_  
Complete Erf/Unit No. \_\_\_\_\_ Area/Scheme Name \_\_\_\_\_

PLEASE COMPLETE THE BOTTOM OF EACH PAGE