

OKHAHLAMBA LOCAL MUNICIPALITY

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Office of the Municipal Manager

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

THE MUNICIPAL MANAGER

OBJECTION NO. _____

Okhahlamba Municipality LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2013 TO 30 JUNE 2016

(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:

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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 applicable)
 PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD 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 _____ SIZE OF MAIN DWELLING _____ m²

GRANNY FLAT/ROOMS _____ SIZE OF OUTBUILDING _____ m²

OTHER: _____ SIZE OF OTHER BUILDINGS _____ m²

OTHER BUILDINGS (ATTACH ANNEXURE) TOTAL BUILDING SIZE _____ m²

OTHER

SWIMMING POOL _____ TENNIS COURT _____

GOOD AVERAGE POOR

BOREHOLE _____ GARDEN _____

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: _____

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. _____ NAME OF SCHEME _____ FLAT NO./ DOOR NO. _____ UNIT SIZE _____ m²
 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: _____	
OTHER _____		OTHER: _____	

MONTHLY LEVY R _____

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF	GARAGE _____ m ²
SWIMMING POOL _____	CARPORT _____ m ²
TENNIS COURT _____	OPEN PARKING _____ m ²
OTHER _____	STORE ROOM _____ m ²
OTHER _____	GARDEN _____ m ²
OTHER _____	OTHER _____ m ²

SECTION 5: MARKET INFORMATION

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

OFFER RECEIVED R _____
 R _____

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN
 THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?

OFFER RECEIVED R _____
 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 _____

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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 _____

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