VALUATION OBJECTION FORM	FORM A: SINGLE RESIDENTIAL AND SECTIONAL TITLES

OBJECTION NO.

THE MUNICIPAL MANAGER:
MATLOSANA MUNICIPALITY

FORM/ NO

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 APRIL 2015TO 31 MARCH 2016.

ERF/UNIT NO.

SUBURB/ SCHEME NAME

SECTION 1: OBJECTION INFORMATION

1.1 **WHEN THEOBJECTOR IS THE OWNER**

REGISTERED OWNER OF PROPERTY

IDENTITY NO

MPANY OR C.C.
REGISTRATION NO.

PHYSICAL ADDRESS
OF OWNER

ODE

POSTAL ADDRESS
OF OWNER

ODE

TELEPHONE NO.: HOME ( )

WORK ( )

CEL

FAX NO ( )

E-MAIL ADDRESS

1.2 **WHERE THE OBJECTOR IS NOT THE OWNER OR THE MUNICIPALITY IS THE OBJECTOR**

NAME OR OBJECTOR:

IDENTITY NO.

COMPANY OR C.C.
GISTRATION NO.

POSTAL ADDRESS
OF OWNER

DE

TELEPHONE NO.: HOME ( )

WORK ( )

CEL

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

E

TELEPHONE NO.: HOME ( )

WORK ( )

CEL

FAX NO ( )

E-MAIL ADDRESS

IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED

SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS (IF AVAILABLE) | E

EXTENT OF PROPERTY/STAND m²

MUNICIPAL ACCOUNT NO: (if available)

(If applicable)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND

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

YES: . DATE OF PAYMENT OUNT 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		SIZE OF MAIN DWELLING m²			

OUTBUILDINGS

NO OF GARAGES		SIZE OF MAIN DWELLING	m²
GRANNY FLAT/ROOMS		SIZE OF OUTBUILDING	m²
OTHER		SIZE OF OTHER BUILDINGS	m²

3.2 **OTHER BUILDINGS – ATTACH AS ANNEXURE A**
OTHER

SWIMMING POOL		TENNIS COURT			
BORE HOLE		GARDEN	GOOD	AVERAGE	POOR
OTHER		OTHER			

FENCING:

	FRONT	BACK	SIDE 1	SIDE 2
TYPE				
HEIGHT				

DRIVE WAY: (e.g. Bricks, pavers)

PROPERTY SITUATED IN A BOOMED OR SECURITY AREA

Tick ☑

YES	NO
YES	NO

OTHER FEATURES: ……..

GENERAL CONDITION OF PROPERTY: Tick ☑

GOOD		AVERAGE		POOR	

SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO: AME OF SCHEME NO IZE

NAME OF MANAGING AGENT , NO.

INDICATE NUMBER OR STATE YES/NO IN APPROPRITE BOX

NO. OF BEDROOMS		NO. OF BATHROOMS		KITCHEN		LOUNGE	
DINING ROOM		LOUNGE WITH DININGROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDRY		SEPARATE TOILET		OTHER	
OTHER		OTHER					

MONTHLY LEVY R

DETAILS OF EXCLUSIVE USE AREAS

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

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 IN THE PAST 12 MONTHS, WHAT WAS THE ASKING PRICE?

R

OFFER RECEIVED R

TEL NO:

SALE TRANSACTIONS (OF OTHER SIMILAR PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE DEEMED MARKET VALUE OF THE PROPERTY OBJECTED TO. (IF INSUFFICENT SPACE PROVIDE ANNEXURE D)

ERF / UNIT NO	SUBURB / SCHEME NAME	DATE OF SALE	SELLING PRICE

SECTION 6: OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN VALUATION ROLL	**CHANGES REQUESTED BY OBJECTOR**
DESCRIPTION OF THE PROPERTY/ UNIT NO.		
RATING CATEGORY		
PHYSICAL ADDRESS		
EXTENT m²		
MARKET VALUE AS ON 1/7/2013		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURE E 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 DOCUMENTS OR INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTION OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

I/WE _____ HEREBY DECLARE THAT THE ABOVE INFORMATION AND ATTACHED PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

DATE:

YEAR	MONTH	DAY

E: _____

OFFICIAL USE

SECTION 8: DECISION OF MUNICIPAL VALUER

DISCRIPTION OF THE PROPERTY	
CATEGORY	
PHYSICAL ADDRESS /DOOR/FLAT	
EXTENT	
MARKET VALUE AS ON **1/7/2013**	
NAME OF OWNER	

REASON OF THE MUNICIPAL VALUER

_____

_____

_____

_____

NAME OF MUNICIPAL VALUER/ ASSISTANT MUNICIPAL VALUER ----------

DATE: ----------

SIGNATURE:

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1) (a)		
WHERE APPLICABLE		

WAARDASIE BESWAAR VORM	VORM A: RESIDENSIEEL (VOLTITEL EN DEELTITEL)

BESWAAR NR

Die MunisipaleBestuurder
MATLOSANA MUNISIPALITEIT

VORM / NR.

INDIENING VAN BESWAAR TEEN 'N SAAK WEERGEGEE IN/OF WEGGELAAT UIT DIE SUPPLEMENTER WAARDERINGSLYS VIR DIE TYDPERK 1 APRIL 2015TOT 31 MAART 2016.

ERF / EENHEID NR

VOORSTAD / SKEMA NAAM

AFDELING 1: BESONDERHEDE VAN BESWAARMAKER

1.1 BESWAARMAKER **IS DIE EIENAAR**

IDENTITEITSNR.

MAATSKAPPY OF BK REGISTRASIENR.

STRAATADRES VAN EIENAAR

KODE

POSADRES VAN EIENAAR

KODE

TELEFOONNOMMER: HUIS -

SEL –

FAKSNOMMER:

E-POS -

1.2 BESWAARMAKER **IS NIE** DIE EIENAAR NIE / OF MUNISIPALITEIT IS BESWAARMAKER

NAAM VAN BESWAARMAKER

IDENTITEITSNR.

MPY OF BK REGISTRASIE NR.

STRAATADRES VAN BESWAARMAKER

KODE

POS ADRES VAN BESWAARMAKER

KODE

TELEFOONNR. HUIS

WERK

SEL

FAKS

E-POS

STATUS VAN BESWAARMAKER (bv. Huurder/VoornemendeKoper / Munisipaliteit, ens)

1.3 GEMAGTIGDE VERTEENWOORDIGER VAN DIE BESWAARMAKER

NAAM VAN VERTEENWOORDIGER

POSADRES

TELEFOONNR. HUIS

WERK

SEL

FAKS

E-POS

INDIEN 'N VERTEENWOORDIGER AANGESTEL WORD, MOET BEWYS VAN MAGTIGING AANGEHEG WORD

AFDELING 2:EIENDOM BESONDERHEDE (VIR DEELTITELS: SIEN AFDELING 4)

STRAATADRES: | | E |

GROOTTE VAN EIENDOM / ERF | m² | MUNISIPALE REKENINGNOMMER |

NAAM VAN VERBANDHOUER	GEREGISTREERDE VERBAND BEDRAG

SERWITUUTNOMMER | EAFFEKTEERDE AREA/GEBIED | M²

TEN GUNSTE VAN

VIR WATTER DOEL?

IS VERGOEDING BETAAL? JA/NEE INDIEN JA: - BETAALDATUM _____ BEDRAG R_____.

AFDELING 3: BESKRYWING VAN RESIDENSIëLEWONING (SIEN AFDELING 4 VIR DEELTITELS)

HOOFWONING

Getalslaapkamers		Getalbadkamers		Kombuis		Sitkamer	
Eetkamer		Sitkamer&eetkamer		Studeerkamer		Speelkamer	
Televisiekamer		Waskamer		Aparte toilet			
Ander		Ander		Ander		Ander	

BUITEGEBOUE GROOTTE VAN HOOFWONING M²

Getalmotorhuise				Grootte van hoofwoning	
Oumawoonstel / kamer				Grootte van buitegeboue	
Ander				Grootte van andergeboue	

ANDER

Swembad		Tennisbaan					
Boorgat		Tuin		Goed	Gemiddeld	Swak	
Ander		Ander					

OMHEINING

	VOOR	AGTER	KANT 1	KANT 2
Tipe				
Hoogte				

OPRIT: (bvplaveisel)

IS DIE EIENDOM GELEE IN 'N VEILIGHEIDS KOMPLEKS OF BEHEERDE GEBIED JA/NEE

ANDER KENMERKE:_____

_____

ALGEMENDE TOESAND VAN EIENDOM :Merk met ☑

Goed	Gemiddeld	Swak

AFDELING 4: DEELTITELS

Skemanommer | ema aam | heidsnommer | dsgrootte

Dui getalaan of meld JA of NEE in toepaslikeblokkie

GetalSlaapkamers		Getalbadkamers		Kombuis		Sitkamer	
Eetkamer		Sitkamer met eetkamer		Studeerkamer		Speelkamer	
Televisiekamers		Waskamer		Aparte toilet			
Ander				Ander			
Ander				Ander			

Maandelikseheffing R

Besonderhedeoorekskusiewegebruiksareas

Swembad	R
Tennisbaan	
Ander	
Ander	
Ander	

Motorhuis	
Afdak	
Oopparkering	
Stoorkamer	
Tuin	
Ander	

AFDELING 5: MARKINLIGTING

Indien u eiendom tans in die mark is – noem die markprys: R

AanbodaanvaarAanbodontvang R

Indien u eiendom die afgelope 12 maande in die mark was, meld waarvoordit in die mark was. R

R

Besonderhede van agent | Telefoon

VERKOOPSTRANSAKSIES VAN ANDER SOORTGELYKE EIENDOMME IN DIE OMGEWING WAT DEUR DIE BESWAARMAKER GEBRUIK WORD OM SY MARK WEERGAWE TE STAAF. (Indienspasieonvoldoende is – hegbylaag D aan.)

ERF/EENHEIDSNOMMER	VOORSTAD/SKEMANAAM	VERKOOPDATUM	VERKOOPPRYS

AFDELING 6: BESWAAR BESONDERHEDE

	BESONDERHEDE SOOS DIT OP WAARDASIEROL VOORKOM	**VERANDERING SOOS VERSOEK DEUR BESWAARMAKER**
BESKRYWING VAN DIE EIENDOM/EENHEIDNOMMER		
BELASTING KATEGORIE		
STRAATADRES/EENHEIDSNOMMER		
GROOTTE		
MARKWAARDE SOOS OP 1/7/2013		
NAAM VAN EIENAAR		

NADELIGE KENMERKE EN OF VERDERE REDES TER STAWING VAN DIE BESWAAR (HEG AAN AS BYLAAG E)

Erf no /eenheid no/hoewe no/plaasgedeelte: …… ……. Bladsy no 3

AFDELING 7: VERKLARING

Hiermee word die aandag op Artikel 42(2) van die Wet gevestig, watbepaaldatwaarenigedokument, inligting of besonderhedenieingevolgesubartikel 42(1) van die Wet voorsien is wanneerditvereis is nie, en die betrokkeeienaar op so ‘n dokument, inligting of besonderhede in ‘n appélvoor ‘n appélraadstaatmaak, die appélraadingevolgeArtikel 70 van die Wet ‘n kostebevelkanuitreik as die appélraad van mening is dat die versuim om sodanigedokumente, inligting of besonderhedevoortelê, ‘n onnodigelas op die werksaamhede van die munisipalewaardeerder of die appélraadgeplaas het.

Ek/ons _____ verklaarhiermeedat die bostaande en meegaandebesonderhedewatverskaf is waar en korrek is.

	Jaar	Maand	Dag
Datum			

_____
HANDTEKENING

AMPTELIKE GEBRUIK

ADELING 8: MUNISIPALE WAARDEERDER SE BEVINDING

Beskrywing van die eiendom/eenheidsnommer	
BelastingKategorie	
Straatadres / Eenheidnommer/ Woonstelnommer	
Grootte	
Markwaardesoos op **1/7/2013**	
Naam van eienaar	

REDES DEUR DIE MUNISIPALE WAARDEERDER

_____

_____

_____

_____

_____

_____

_____

NAAM VAN MUNISIPALE WAARDEERDER/
ASSISTENT-MUNISIPALE WAARDEERDER

JAAR	MAAND	DAG

AFDELING 9: BEVESTIGING VAN UITSLAG

	HANDTEKENING	DATUM
WAARDASIEROL AANGEPAS		
BESWAARMAKER IN KENNIS GESTEL		
ARTIKEL 52(1)(a)		