

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



**Lodging of an objection against a matter reflected in or omitted from
the Supplementary Valuation Roll.**

LEPELLE-NKUMPI LOCAL MUNICIPALITY

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

Objection NO.

The Municipal Manager
LEPELLE-NKUMPI MUNICIPALITY

Lodging of an objection against a matter reflected in or omitted from the valuation roll for the period 1
July 2017 to 30 June 2022

(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 Number

Company or CC Registration Number

Physical Address of Owner

<input type="text"/>		
<input type="text"/>	Code	<input type="text"/>

Postal Address of Owner

<input type="text"/>		
<input type="text"/>	Code	<input type="text"/>

Tel No.

Home

(<input type="text"/>)
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Work

(<input type="text"/>)
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Cell

Fax No.

Email address

1.2 Objector is not the Owner or Municipality is the Objector

Name of Objector

Identity Number

Company or CC Registration Number

Postal Address of Owner

<input type="text"/>		
<input type="text"/>	Code	<input type="text"/>

Complete: Erf/Unit No.

Area/Scheme Name

(Please complete the bottom of each page)

Tel No.	Home	()	
	Work	()	
Cell.			Fax No.
Email address			

Status of Objector (e.g. Tenant, pending Purchaser, Municipal, etc.)

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1.3 Authorized Representative of the Objector

Name of Representative			
Postal Address of Owner			
		Code	
Tel No.	Home	()	
	Work	()	
Cell.			Fax No.
Email address			

*If a representative is appointed, proof of authorization must be attached

Section 2: Property details (For Sectional Titles see Section 4)

Physical Address			
		Code	
Extent of Property.			sqm (If applicable)
Municipal Account No			
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)

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Servitude No.		Affected area		sqm
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In favour of			
For what purpose			

Complete:	Erf/Unit No.		Area/Scheme Name	
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(Please complete the bottom of each page)

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		sqm
Granny flat/rooms		Size of outbuildings		sqm
Other		Size of other buildings		sqm
Other buildings (Attach annexure)		Total building size		sqm

Others

Swimming Pool		Tennis Court			
Bore Hole		Garden	Good	Average	Poor
Other		Other			

Fencing		Front	Back	Side 1	Side 2

Drive way: (e.g. Bricks, Pavers)

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Is your property situated in a boomed

Area or Security

Yes	No

Other Features:

General conditions of property

Good		Average		Poor	
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Complete: Erf/Unit No.

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 Area/Scheme Name

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(Please complete the bottom of each page)

Section 4: Sectional Titles Units

Scheme No. Name Flat No./ Unit size sqm
of Scheme Door no.
Name of Managing Agent Tel No.

Indicate number of 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		sqm
Carport		sqm
Open Parking		sqm
Store Room		sqm
Garden		sqm
Other		sqm

Section 5: Market Information

If your property is currently on the market. What is the asking price

R

Other Received

R

If your property has been on the market in the last 3 years what was the asking price

R

Other Received

R

Complete: Erf/Unit No. Area/Scheme Name

(Please complete the bottom of each page)

Sale transaction (of properties in the vicinity) used by the objector in determining the market value of the 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.		
Category		
Physical address/Door No./Flat No.		
Extent		
Market Value		
Name of owner		

Adverse features and / or further reasons in support of this objection
(Annexure can be provided)

Section 7: Declaration

Attention is hereby drawn to Section 42(2) of the Act when 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

Complete: Erf/Unit No. Area/Scheme Name

(Please complete the bottom of each page)

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

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Name of Municipal Valuer/
Assistant Municipal Valuer
**Delete whichever is not
applicable*

	Date		
	Year	Month	Day
Signature			

Complete: Erf/Unit No. Area/Scheme Name

(Please complete the bottom of each page)

Section 9: Notification of outcome

Valuation Roll Adjusted

Objector Notified

Owner Notified

Section 52(1)(a) where applicable

Signature	Date

Complete: Erf/Unit No.

Area/Scheme Name

(Please complete the bottom of each page)