

**FORM A: OBJECTION FORM:**

ERF/ACCOUNT No		-										OBJECTION No	
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THE MUNICIPAL MANAGER  
PHOKWANE 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 VALUATION ROLL FOR THE PERIOD  
1 JULY 2013 TO 30 JUNE 2017

\*Delete whichever is not applicable

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

PORTION NO		SUBURB / SCHEME NAME	
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**SECTION 1: OBJECTOR INFORMATION**

**1.1 OBJECTOR IS THE OWNER**

REGISTERED OWNER OF PROPERTY												
IDENTITY NO.							COMPANY OR CC 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 CC 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												

**1.1 AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

NAME OF REPRESENTATIVE												
IDENTITY NO.							COMPANY OR CC 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

**FORM A: OBJECTION FORM:**

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

(If available)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF APPLICABLE)

SERVITUDE NO	AFFECTED AREA	M <sup>2</sup>
<input type="text"/>	<input type="text"/>	<input type="text"/>
IN FAVOUR OF	<input type="text"/>	
FOR WHAT PURPOSE	<input type="text"/>	

WAS COMPENSATION PAID	YES	NO
<input type="text"/>	<input type="text"/>	<input type="text"/>

IF YES: DATE OF PAYMENT	AMOUNT	R
<input type="text"/>	<input type="text"/>	<input type="text"/>

**SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLE COMPLETE SECTION 4)**

(INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

**3.1 TENANT AND RENT INFORMATION – ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL EXCL VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**3.2 SCHEDULE OF EXPENSE S INCLUDING MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY etc. ANNEXURE B**

**3.3 STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR – ANNEXURE C**

**3.4 BUILDING SIZES – ANNEXURE D**

BUILDING NO.	SIZE M <sup>2</sup>	DESCRIPTION e.g. used as a shop, offices etc.	CONDITION
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**3.5 IF THE PROPERTY HAS NOT BEEN DEVELOPED TO IT'S HIGHEST AND BEST USE , INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT**

M<sup>2</sup>

**OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE E IF NECESSARY)** \_\_\_\_\_

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**FORM A: OBJECTION FORM:**

**SECTION 4: SECTIONAL TITLES UNITS**

SCHEME NO		NAME OF SCHEME		FLAT NO/ DOOR NO		UNIT SIZE	M <sup>2</sup>
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NAME OF MANAGING AGENT		TEL NO.	
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SHOPS		M <sup>2</sup>	OTHER		M <sup>2</sup>
OFFICES		M <sup>2</sup>	OTHER		M <sup>2</sup>
FACTORIES		M <sup>2</sup>	OTHER		M <sup>2</sup>

**TENANT AND RENT INFORMATION – ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
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MONTHLY LEVY	R
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**DETAILS OF EXCLUSIVE USE AREAS**

GARAGE		M <sup>2</sup>
CARPORT		M <sup>2</sup>
OPEN PARKING		M <sup>2</sup>
STORE ROOM		M <sup>2</sup>
GARDEN		M <sup>2</sup>
OTHER		M <sup>2</sup>

**COMMON PROPERTY CONSISTS OF:**

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

**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 THE LAST 3 YEARS

WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R

NAME OF AGENT		TEL NO	
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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.		
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)

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**FORM A: OBJECTION FORM:**

**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

**OFFICIAL USE**

DECISION OF THE 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 THE MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER	
SIGNATURE	

**SECTION 9: NOTIFICATION OF OUTCOME**

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

DATE

YEAR	MONTH	DAY