

FORM A (O): VALUATION OBJECTION FORM FOR RESIDENTIAL PROPERTIES



ACCOUNT NO	
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OBJECTION NO	
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TO: THE MUNICIPAL MANAGER
RAY NKONYENI MUNICIPALITY

LODGING OF AN "OBJECTION" AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2028.

Notes for completing this form:

1. Complete a separate form for each property objection.
2. In the case of Sectional Title, a form must be completed for each section under objection.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory and must be completed to be a valid objection form.

SECTION 1 : PROPERTY INFORMATION

1.0 DESCRIPTION OF THE PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

ERF NUMBER / SECTION NUMBER	PORTION	SURBURB/TOWNSHIP NAME/SCHEME NAME	TOWNSHIP EXT/ SCHEME NO
ERF EXTENT / UNIT SIZE (m ²)	FLAT NO/ DOOR NO	PHYSICAL ADDRESS	

1.1 DETAILS OF INDIVIDUAL/COMPANY LODGING AN OBJECTION IF OWNER

NAME OF OWNER			
IDENTITY NUMBER		COMPANY / CC REGISTRATION NO	
POSTAL ADDRESS		CODE	
TELEPHONE NO	HOME	WORK	
	CELL	FAX	
EMAIL ADDRESS			

1.2 DETAILS OF INDIVIDUAL/COMPANY LODGING AN OBJECTION IF NOT OWNER OR A MUNICIPALITY

NAME OF APPLICANT			
IDENTITY NUMBER		COMPANY/CC REGISTRATION NO	
POSTAL ADDRESS		CODE	
TELEPHONE NO	HOME	WORK	
	CELL	FAX	
EMAIL ADDRESS			
STATUS OF APPLICANT, EG TENANT, PENDING PURCHASER, AUTHORISED REPRESENTATIVE, ETC			

- ATTACH PROOF OF AUTHORISATION IF APPLICANT IS AN AUTHORISED REPRESENTATIVE

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SECTION 2 : OBJECTION DETAILS

At least one of the following must be completed to be considered.

OBJECTION DETAILS	PARTICULARS AS REFLECTED IN THE VALUATION/SUPPLEMENTARY VALUATION	CHANGES REQUESTED
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO. /FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

SECTION 3 : PROPERTY LIMITATIONS AND CONDITIONS

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

SERVITUDE NO	AFFECTED AREA	M ²
IN FAVOUR OF		
FOR WHAT PURPOSE		

WAS COMPENSATION PAID	YES	NO

IF YES: DATE OF PAYMENT	AMOUNT	R

SECTION 4 : DESCRIPTION OF RESIDENTIAL BUILDINGS

SIZE OF DWELLINGS

MAIN DWELLING	M ²	GRANNY FLAT	M ²
GARAGE	M ²	SERVANTS QUARTERS	M ²
CARPORT	M ²	OTHER	M ²
TOTAL BUILDING SIZE			M ²

GENERAL CONDITION OF PROPERTY (TICK APPROPRIATE BOX)

GOOD		AVERAGE		POOR	
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ADDITIONAL INFORMATION CAN BE PROVIDED IN SUPPORT OF THIS OBJECTION BY ANNEXURES.

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SECTION 5 : SECTIONAL TITLE UNITS

NAME OF MANAGING AGENT		TEL NO.	
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SIZE OF SECTION (For market value objection, this section must be completed)

MAIN DWELLING		M ²	GRANNY FLAT		M ²
GARAGE		M ²	STORAGE		M ²
CARPORT		M ²	OTHER		M ²
TOTAL SECTION EXTENT					M ²

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS:

GARAGE		M ²
CARPORT		M ²
OPEN PARKING		M ²
STORE ROOM		M ²
GARDEN		M ²
OTHER		M ²

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION

SECTION 6 : MARKET INFORMATION

6.1 IF THE PROPERTY IS CURRENTLY ON THE MARKET:

6.2 IF THE PROPERTY HAS BEEN ON THE MARKET FOR THE LAST 3 YEARS:

WHAT IS THE ASKING PRICE	R	WHAT WAS THE ASKING PRICE	R
OFFER RECEIVED	R	OFFER RECEIVED	R
NAME OF AGENT		TEL NO	

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SALE TRANSACTION (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE APPLICANT IN DETERMINING THE MARKET VALUE OF PROPERTY UNDER OBJECTION. NB – For market value objections, at least one comparable Sale must be provided as evidence

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

SECTION 7 : DECLARATION

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

_____ (Date) _____ (Name Print) _____ (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	
VALUER'S REASONS	

NAME OF MUNICIPAL VALUER/ASSISTANT MUNICIPAL VALUER

SIGNATURE

DATE

SECTION 9 : NOTIFICATION OF OUTCOME

VALUATION ROLL ADJUSTED

APPLICANT NOTIFIED

OWNER NOTIFIED

SIGNATURE	DATE