

MODIMOLLE MOOKGOPHONG LOCAL MUNICIPALITY GENERAL VALUATION OBJECTION FORM

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

OBJECTION NO.

THE MUNICIPAL MANAGER:

MODIMOLLE MOOKGOPHONG LOCAL MUNICIPALITY FORM/REC

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM
THE GENERAL VALUATION ROLL FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2029**



(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT NO. SUBURB/ SCHEME NAME

SECTION 1: OBJECTION INFORMATION

1.1 WHERE THE OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

IDENTITY NO. COMPANY OR C.C. REGISTRATION NO.

PHYSICAL ADDRESS OF OWNER DDE

POSTAL ADDRESS OF OWNER DDE

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. REGISTRATION NO.

POSTAL ADDRESS OF OWNER DDE

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 DDE

TELEPHONE NO.: HOME () WORK ()
 CEL FAX NO ()

E-MAIL ADDRESS

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

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

PHYSICAL ADDRESS (IF AVAILABLE) CODE

EXTENT OF PROPERTY/STAND m²

MUNICIPAL ACCOUNT NO: (if available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(If applicable)
<input type="text"/>	<input type="text"/>	

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (If applicable)

SERVITUDE NO.	<input type="text"/>	AFFECTED AREA	<input type="text"/>	m ²
IN FAVOUR OF	<input type="text"/>			
FOR WHAT PURPOSE	<input type="text"/>			
WAS COMPENSATION PAID	<input type="checkbox"/> YES <input type="checkbox"/> NO	DATE OF PAYMENT	<input type="text"/>	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	<input type="text"/>	NO. OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	LOUNGE	<input type="text"/>
DINING ROOM	<input type="text"/>	LOUNGE WITH DINING ROOM	<input type="text"/>	STUDY	<input type="text"/>	PLAYROOM	<input type="text"/>
TELEVISION ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	SEPARATE TOILET	<input type="text"/>	OTHER	<input type="text"/>
OTHER	<input type="text"/>	OTHER	<input type="text"/>	SIZE OF MAIN DWELLING	<input type="text"/>	m ²	

OUTBUILDINGS

NO OF GARAGES	<input type="text"/>	SIZE OF MAIN DWELLING	<input type="text"/>	m ²
GRANNY FLAT/ROOMS	<input type="text"/>	SIZE OF OUTBUILDING	<input type="text"/>	m ²
OTHER	<input type="text"/>	SIZE OF OTHER BUILDINGS	<input type="text"/>	m ²

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

SWIMMING POOL	<input type="text"/>	TENNIS COURT	<input type="text"/>		
BORE HOLE	<input type="text"/>	GARDEN	<input type="text"/>	GOOD	AVERAGE POOR
OTHER	<input type="text"/>	OTHER	<input type="text"/>		

FENCING:

	FRONT	BACK	SIDE 1	SIDE 2
TYPE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

IS YOUR PROPERTY SITUATED IN A BOOMED OR SECURITY AREA

Tick

YES	NO
YES	NO

OTHER FEATURES:

GENERAL CONDITION OF PROPERTY: Tick

GOOD	<input type="text"/>	AVERAGE	<input type="text"/>	POOR	<input type="text"/>
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SECTION 4: SECTIONAL TITLE UNITS**

SCHEME NO: NAME OF SCHEME NO SIZE

NAME OF MANAGING AGENT EL NO.

INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE 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

DETAILS OF EXCLUSIVE USE AREAS

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

SECTION 5: MARKET INFORMATION

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

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN
THE PAST 12 MONTHS, WHAT WAS THE ASKING
PRICE?

OFFER RECEIVED

OFFER RECEIVED

NAME OF AGENT:

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 INSUFFICIENT SPACE PROVIDE ANNEXURE D)

ERF / UNIT NO	BUILDING SIZE	SUBURB / SCHEME NAME	DATE OF SALE	SELLING PRICE	R/M

SECTION 6: OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN VALUATION ROLL AS ON 1/07/2020	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY/ UNIT NO.		
RATING CATEGORY		
PHYSICAL ADDRESS		
EXTENT m ²		
MARKET VALUE		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURE E CAN BE PROVIDED)

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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 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

SIGNATURE: _____

<u>OFFICIAL USE</u>		
SECTION 8: DECISION OF MUNICIPAL VALUER		
DISCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS /DOOR/FLAT		
EXTENT		
MARKET VALUE AS ON 1/07/2024		
NAME OF OWNER		
REASON OF THE MUNICIPAL VALUER		

NAME OF MUNICIPAL VALUER/ ASSISTANT MUNICIPAL VALUER	DATE: _____	
SIGNATURE:		
SECTION 9: NOTIFICATION OF OUTCOME		
VALUATION ROLL ADJUSTED	SIGNATURE	DATE
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1) (a)		
WHERE APPLICABLE		