

UMSOBOMVU MUNICIPALITY
LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, ACT 2000 (6 OF 2000)
GENERAL VALUATION ROLL 2020/21 TO 2024/25

OBJECTION PERIOD: 1 MARCH 2020 – 31 MARCH 2020

OBJECTION FORM A - RESIDENTIAL

OBJECTION NUMBER	MUNICIPAL DATE STAMP
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Any person may, within the period stated above; (a) inspect the roll during office hours; (b) on payment of a reasonable fee, request the municipality during office hours to make extracts from the roll and (c) lodge an objection with the municipal manager against any matter reflected in or omitted from the roll. An objection must be in relation to a specific individual property and not against the valuation roll as such. A municipal manager must assist an objector to lodge an objection if that objector is unable to read or write. **Note: A separate objection must be completed per individual property objected to.**

This objection form contains the minimum information to be captured for lodging of a valid objection. The objection must be submitted to the Municipal Manager by no later than the date stated above. No late objections will be accepted.

SECTION A	REGISTERED PROPERTY DESCRIPTION
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ERF NUMBER		PORTION		TOWNSHIP	
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SECTIONAL SCHEME NAME	UNIT NUMBER
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SECTION B	INFORMATION OF THE REGISTERED OWNER
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NAME	SURNAME
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ID NUMBER	
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COMPANY / TRUST	
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POSTAL ADDRESS	SUBURB	CODE	
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STREET ADDRESS	CODE	
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EMAIL	
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CONTACT NUMBER (H)	(W)	
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CONTACT NUMBER (C)	FAX	
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SECTION C	INFORMATION OF OBJECTOR OR REPRESENTATIVE
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NAME	SURNAME
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ID NUMBER	
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POSTAL ADDRESS	SUBURB	CODE	
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EMAIL	
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CONTACT NUMBER (W)	CELL	
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IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED AS ANNEXURE A

OBJECTION FORM A - RESIDENTIAL

OBJECTION NUMBER

SECTION D	DESCRIPTION OF IMPROVEMENTS
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A copy of the approved building plans must be attached to this objection. If it is a Sectional Title property objected to, the Sectional Title Register must be attached. Attach as **ANNEXURE B**

BEDROOMS		BATHROOMS		SEPARATE WC	
DINING ROOM		LOUNGE		KITCHEN	
STUDY		PATIO OPEN		PATIO ENCLOSED	
FAMILY ROOM		LAUNDRY		PANTRY	
SWIMMING POOL		LAPA		BOREHOLE	
OTHER_1					
OTHER_2					
OTHER_3					
GARAGES		FLATLET		OTHER BUILDINGS	

GENERAL DESCRIPTION OF IMPROVEMENTS

Attach a Site Layout Plan to **ANNEXURE C**

DWELLING		m²	OUT BUILDING		m²
NUMBER OF FLATS			EXTENT OF FLATLET/S		m²
EXTENT OF SERVITUDE		m²	EXTENT OF ERF		m²

Should the extent of the property be under objection, then the following documents must be attached as **ANNEXURE D**. a) LG Diagram and b) Title Deed

SECTION E	PROPERTY CATEGORY
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The Act makes provision that a property category must be awarded to each property. The category must be determined in accordance with the following; a) the use of the property, b) the lawful use of the property or c) a combination of both a) and b). A property used for multiple purposes must, for rates purposes, be assigned to a category determined by the municipality for properties used for; (a) a purpose corresponding with the permitted use of the property, (b) a purpose corresponding with the dominant use of the property or c) a multiple purpose use.

ARE THE PROPERTY BEING USED FOR MULTIPLE PURPOSES	YES	NO
IF (YES), CONFIRM THE DIFFERENT USES	USE 1	
USE 2	USE 3	
WHAT IS THE EXTENT FOR EACH USE	USE 1	m²
USE 2	USE 3	m²

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SECTION F	MARKET INFORMATION AND OPEN MARKET VALUE
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For the purposes of a general valuation, a municipality must determine a date that may not be more than 12 months before the start of the financial year in which the valuation roll is to be first implemented. The general valuation must reflect the market value of properties determined in accordance with; (a) market conditions which applied as at the date of valuation; and (b) any other applicable provisions of this Act.

DATE OF VALUATION AS DETERMINED ACCORDING TO SECTION 31	01-Jul-19
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Subject to any other applicable provisions of the Act, the market value of a property is the amount the property would have realised if sold on the date of valuation in the open market by a willing seller to a willing buyer. Should it be the opinion of the objector that the value of the property as reflected in the valuation roll is incorrect. The objector must provide ample reasons, by means of comparable sales, that proves the opposite. The comparable sale must be a reasonable replacement of the property objected to. It must be reasonable similar to the objected property in terms of, amongst others, extent, shape, land use and other features. It must be confirmed that the sale used for comparison, must conform to the definition of Open Market Value.

It is important to note, that the objection must be in terms of the information presented or omitted from the valuation roll, and it should not be an objection against levying of Rates and Taxes

REASON FOR OBJECTION. Should more space be required, attach as ANNEXURE E

Comparable sales must be completed below as a comparison to the subject property;

ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT DWELLING	EXTENT OUT BLD

Describe the sale;

ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT DWELLING	EXTENT OUT BLD

Describe the sale;

OBJECTION FORM A - RESIDENTIAL

OBJECTION NUMBER

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ERF NUMBER	PORTION	PURCHASE PRICE	PURCHASE DATE	EXTENT DWELLING	EXTENT OUT BLD

Describe the sale;

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SECTION G	GENERAL VALUATION
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State, in the table below, the suggested changes to the General Valuation Roll;

DESCRIPTION	INFORMATION AS REFLECTED IN THE VALUATION ROLL	SUGESTED CHANGES REQUESTED BY THE OBJECTOR
ERF NUMBER		
PORTION		
TOWNSHIP		
SECTIONAL SCHEME NAME		
SECTION NUMBER		
DOOR NUMBER		
PROPERTY CATEGORY		
ERF EXTENT	m ²	m ²
MARKET VALUE	R	R
REGISTERED OWNER		

SECTION H	DECLARATION
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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 DOCUMENT, INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEAL BOARD

I / WE

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HEREWITH DECLARE THAT THE INFORMATION PROVIDED IN THE OBJECTION IS TRUE AND CORRECT

YEAR	MONTH	DAY

SIGNATURE OF OBJECTOR

OBJECTION FORM A - RESIDENTIAL

OBJECTION NUMBER

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ANNEXURE	ANNEXURE DESCRIPTION	ATTACHED	
		YES	NO
A	AUTHORISED REPRESENTATIVE		
B	APPROVED BUILDING PLANS AND SECTIONAL REGISTER		
C	SITE LAYOUT PLAN		
D	LG DIAGRAMS AND TITLE DEED		

SECTION I	OFFICE USE
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DECISION OF VALUER

DESCRIPTION	DECISION OF VALUER
FARM NUMBER	
PORTION	
FARM NAME	
REGISTRATION DIVISION	
PROPERTY CATEGORY	
EXTENT OF LAND	m ²
MARKET VALUE	R
REGISTERED OWNER	

REASON FOR DECISION

DESCRIPTION	COMMENT	DATE
VALUATION ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
IS SECTION 52(1)(a) REQUIRED		

NAME OF MUNICIPAL VALUER	
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REGISTRATION NUMBER (SACPVP)	
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YEAR	MONTH	DAY

SIGNATURE OF VALUER