

Form A: Single Residential (Full title and sectional title used for residential purposes)

THE MUNICIPAL MANAGER
Bushbuckridge Local Municipality



BUSHBUCKRIDGE LOCAL MUNICIPALITY

OBJECTION NO.

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2024

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(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 NO. COMPANY OR C.C. REGISTRATION NO.

PHYSICAL ADDRESS OF OWNER CODE

POSTAL ADDRESS OF OWNER CODE

TELEPHONE NO.: HOME WORK

CELL FAX NO.

E-MAIL ADDRESS

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR* (*AUTHORITY OF MUNICIPALITY MUST BE PROVIDED ON REQUEST)

NAME OF OBJECTOR:

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

POSTAL ADDRESS OF OBJECTOR CODE

TELEPHONE NO.: HOME WORK

CELL FAX NO.

E-MAIL ADDRESS

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality etc)

1.3 REPRESENTATION

NAME OF REPRESENTATIVE:

POSTAL ADDRESS CODE

TELEPHONE NO.: HOME WORK

CELL FAX NO.

E-MAIL ADDRESS

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

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

PHYSICAL ADDRESS CODE

EXTENT OF PROPERTY m² (As per Title Deed)

MUNICIPAL ACCOUNT NO. (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY

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 3: DESCRIPTION OF RESIDENTIAL DWELLING (SECTIONAL TITLES SEE SECTION 4) (INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)

MAIN DWELLING

NO. OF BEDROOMS		NO. OF BATHROOMS		KITCHEN		SEP LOUNGE	
SEP DINING ROOM		LOUNGE/DINING ROOM		STUDY		PLAYROOM	
FAMILY ROOM		LAUNDRY		OTHER			
OTHER				OTHER			
OTHER				OTHER			

OUTBUILDINGS

NO. OF GARAGES		SIZE OF MAIN DWELLING		m ²
GRANNY FLAT		SIZE OF OUTBUILDING		m ²
OTHER		SIZE OF OTHER BUILDINGS		m ²
OTHER BUILDINGS (ATTACH ANNEXURE)		TOTAL BUILDING SIZE		m ²

OTHER:

SWIMMING POOL		TENNIS COURT			
BORE HOLE		GARDEN		GOOD	AVERAGE
				POOR	

FENCING:

	FRONT	BACK	SIDE 1	SIDE 2
TYPE				
HEIGHT				

DRIVE WAY: (e.g. Bricks, pavers, imprint) IS YOUR PROPERTY SITUATED IN A SECURITY AREA/VILLAGE? YES NO

OTHER FEATURES: _____

GENERAL CONDITION OF PROPERTY: (Tick)

GOOD		AVERAGE		POOR	
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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. NAME OF SCHEME FLAT NO./ DOOR NO. UNIT SIZE m²

NAME OF MANAGING AGENT TEL NO.

INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX

NO. OF BEDROOMS	<input type="text"/>	NO. OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	SEP LOUNGE	<input type="text"/>
SEP DINING ROOM	<input type="text"/>	LOUNGE/DINING ROOM	<input type="text"/>	STUDY	<input type="text"/>	PLAYROOM	<input type="text"/>
FAMILY ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	OTHER	<input type="text"/>		
OTHER	<input type="text"/>			OTHER	<input type="text"/>		
OTHER	<input type="text"/>			OTHER	<input type="text"/>		

MONTHLY LEVY R

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	<input type="text"/>
TENNIS COURT	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>

GARAGE	<input type="text"/>	m ²
CARPORT	<input type="text"/>	m ²
OPEN PARKING	<input type="text"/>	m ²
STORE ROOM	<input type="text"/>	m ²
GARDEN	<input type="text"/>	m ²
OTHER	<input type="text"/>	m ²

SECTION 5: MARKET INFORMATION

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

R

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?

R

OFFER RECEIVED

R

OFFER RECEIVED

R

NAME OF AGENT:

TEL NO.

THE FOLLOWING TRANSACTIONS WERE USED IN DETERMINING THE MARKET VALUE AS REQUESTED BY OBJECTOR

ERF/UNIT NO.	SUBURB/SCHEME NAME	DATE OF SALE	SELLING PRICE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

SECTION 6: OBJECTION DETAILS

	VALUATION ROLL PARTICULARS	PARTICULARS REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY	<input type="text"/>	<input type="text"/>
CATEGORY	<input type="text"/>	<input type="text"/>
PHYSICAL ADDRESS	<input type="text"/>	<input type="text"/>
EXTENT	<input type="text"/>	<input type="text"/>
MARKET VALUE	<input type="text"/>	<input type="text"/>
NAME OF OWNER	<input type="text"/>	<input type="text"/>

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

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SECTION 7: DECLARATION

ATTENTION IS HEREBY DRAWN TO SECTION 42(2) OF THE ACT WHICH STATES THAT IF INFORMATION OR PARTICULARS ARE NOT FULLY PROVIDED HEREIN AND AN APPEAL IS SUBSEQUENTLY LODGED BY AN OBJECTOR AND ADDITIONAL PARTICULARS ARE PROVIDED AT THE HEARING THAT WOULD HAVE INFLUENCED THE MUNICIPAL VALUER IN ARRIVING AT HIS/HER DECISION HEREIN COSTS MAY BE AWARDED BY THE APPEAL BOARD AGAINST THE APPELLANT.

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

DATE:

YEAR	MONTH	DAY

SIGNATURE _____

OFFICIAL USE

SECTION 8: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY	
CATEGORY	
PHYSICAL ADDRESS	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

8.1 REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER/
ASSISTANT MUNICIPAL VALUER*

SIGNATURE:

DATE

YEAR	MONTH	DAY

8.2 OBJECTOR: I ACCEPT THE DECISION OF THE MUNICIPAL VALUER

NAME OF OBJECTOR: _____

SIGNATURE: _____

DATE

YEAR	MONTH	DAY

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 51(1)(a) NOTICE WHERE APPLICABLE		

* Delete whichever is not applicable