

MSUNDUZI M U N I C I P A L I T Y



Valuation Roll Objection Form

Enquiries

Telephone: For enquiries please telephone 033 3922296

For Office Use

Objector Name: _____

Date Received: ____/____/20____

Objection No: _____

Objection Form Received by: _____

Objection Form Relates to Valuation Roll (provide reference) : _____



MSUNDUZI MUNICIPALITY'S GENERAL VALUATION OBJECTION AND INSPECTION

Valuation Roll Objection Form

1.0 INTRODUCTION

In terms of Section 49 (1)(a)(i) read together with section 78(2) of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), hereinafter referred to as the "Act" that the valuation roll for the financial years 2009/10, 2010/11, 2011/12 and 2012/13 may be inspected at the Municipal offices, during defined periods. In addition the valuation roll will be made available on the Msunduzi website: www.msunduzi.gov.za

During a inspection and objection period an invitation is extended in terms of section 49(1)(a)(ii) of the Act that any owner of property or other person who so desires may lodge an objection with the municipal manager in respect of any matter reflected in, or omitted from, the valuation roll within the abovementioned period.

During office hours, the Valuation Roll may be viewed, and Objection Forms Submitted, at the following Municipal offices:

- 4th Floor, Valuation Division - Professor Nyembezi Centre, 341 Church Street

Attention is specifically drawn to the fact that in terms of section 50(2) of the Act an objection **must be in relation to a specific individual property** and not against the valuation roll as such. The form for lodging of an objection is obtainable at the Municipal offices, listed above, or on the Municipal website: www.msunduzi.gov.za

It is noted that staff are available at the above Municipal office to assist any person who may require help in the completion of an objection form.

2.0 GUIDELINES

In order to ensure that Objection Forms are processed accurately, objectors are required to:-

- Complete this document with all information available to the objector, in **NEAT, LEGIBLE HANDWRITING**. Failure to do so could result in the inability to process your objection. Where the information requested does not pertain to the Objector, please insert the symbol **N/A** in the appropriate space.
- Objectors are advised that only **ORIGINAL** copies of this document shall be processed.
- Only documents with complete objector's (Section 1) and property details (Section 2), together with a completed **OBJECTION DETAILS** and signed **DECLARATION** section, will be accepted and processed.
- Any alterations made by the Objector must be initialed.
- All Objections forms will be collated during the Objection and Inspection Period and handed to the Municipal Valuer for further processing. Any additional information must be in the form of an Annexure.
- The Objector must contend a valuation figure that he/she believes is more accurate, and must provide a motivation.
- The Municipal Valuer will review the Market Value and/or other Valuation Roll Details, in the light of any additional information provided. Objectors will be notified of the outcome of their objection timeously. Should an objector not be satisfied with the outcome, he/she may appeal. Your appeal will be heard by the Valuation Appeal Board, which is a tribunal appointed by the Provincial Government.
- Details regarding the appeal requirements and process will be provided to the objector together with the outcome of his/her objection.



OBJECTION NO.

THE MUNICIPAL MANAGER

Msunduzi

Municipality

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLLS/
SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2013

*Delete ☐ hiche ☐ er is not applicable)

(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

IDENTITY
No.
COMPANY OR CC
REGISTRATION NO.
PHYSICAL ADDRESS OF
OWNER

CODE

POSTAL ADDRESS OF
OWNER

CODE

TELEPHONE NO.

HOME

WORK

CELL

FAX

EMAIL ADDRESS

1.2

OBJECTOR IS NOT THE OWNER OR
MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR

IDENTITY
No.
COMPANY OR CC
REGISTRATION NO.
PHYSICAL ADDRESS OF
OBJECTOR

CODE

POSTAL ADDRESS OF
OBJECTOR

CODE

TELEPHONE NO.

HOME

WORK

CELL

FAX

EMAIL ADDRESS

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

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE				
POSTAL ADDRESS		CODE		
TELEPHONE NO.	HOME	()	WORK	()
CELL		FAX	()	
EMAIL ADDRESS				

* If a representative is appointed, proof of authorisation must be attached

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

SECTION2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)

POSTAL ADDRESS		CODE		
EXTENT OF PROPERTY		M ²		
MUNICIPAL ACCOUNT NO.		(IF AVAILABLE)		
NAME OF BOND HOLDER		REGISTERED AMT OF BOND (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

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____

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		NUMBER OF BATHROOMS		KITCHEN		LOUNGE	
DINING ROOM		LOUNGE WITH DINING ROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDY		SEPARATE TOILET			
OTHER				OTHER			
OTHER				OTHER			

OUT BUILDINGS

NO. OF GARAGES		SIZE OF MAIN DWELLING		M ²
NO. OF GRANNY FLAT/ ROOMS		SIZE OF OUTBUILDING		M ²
OTHER		SIZE OF OTHER BUILDINGS		M ²

OTHER

SWIMMING POOL		TENNIS COURT				
BOREHOLE		GARDEN		GOOD	AVERAGE	POOR
OTHER		OTHER				

FENCING	FRONT	BACK	SIDE 1	SIDE 2
TYPE				
HEIGHT				

OTHER FEATURES

GOOD		AVERAGE		POOR	

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____

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

SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO.		NAME OF SCHEME		FLAT NO./ DOOR NO.		UNIT SIZE	M ²
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NAME OF MANAGING AGENT		TEL. NO.	(<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>)																				

INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX

NO. OF BEDROOMS		NUMBER OF BATHROOMS		KITCHEN		LOUNGE	
DINING ROOM		LOUNGE WITH DINING ROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDY		SEPARATE TOILET			
OTHER				OTHER			
OTHER				OTHER			

MONTHLY LEVY	R		DETAILS OF EXCLUSIVE USE AREAS
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COMMON PROPERTY CONSISTS OF:		GARAGE	
SWIMMING POOL		CARPORT	
TENNIS COURT		OPEN PARKING	
OTHER		STORE ROOM	
OTHER		GARDEN	
OTHER		OTHER	

SECTION 5: MARKET INFORMATION

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

OFFER RECEIVED	R	
	R	

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

OFFER RECEIVED	R	
	R	

TEL. NO.	(<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>)																				

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____

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 PROPERTY/UNIT NO.		
CATEGORY		
PHYSICAL ADDRESS DOOR NO./FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

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

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 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
DATE			

SIGNATURE

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____

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	

REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER/ ASSISTANT _____

*Delete ☐ hiche ☐ er is not applicable)

	YEAR	MONTH	DAY
DATE			

SIGNATURE _____

SECTION 9: NOTIFICATION OF OUTCOME

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

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____