MSUNDUZI MUNICIPALITY



Valuation Roll Objection Form

Enquiries
Telephone: For enquiries please telephone 033 3922296

<u>For Office Use</u>	
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 %Ct+, that the valuation roll for the financial years 2009/10, 20010/11, 2011/12 and 2012/13 may be inspection 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:-

- **a)** Complete this document with all information available to the objector, in <u>NEAT, LEGIBLE HANDWRITING</u>. Failure to do could result in the inability to process your objection. Where the information requested does not pertain to the Objector, please insert the symbol+<u>N/A</u>+in the appropriate space.
- b) Objectors are advised that only **ORIGINAL** copies of this document shall be processed.
- c) Only documents with complete objectors (Section 1) and property details (Section 2), together with a completed **DECLARATION** section, will be accepted and processed.
- d) Any alterations made by the Objector must be initialed.
- **e)** 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.
- f) The Objector must contend a valuation figure that he/she believes is more accurate, and must provide a motivation.
- **g)** 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.
- h) Details regarding the appeal requirements and process will be provided to the objector together with the outcome of his/her objection.



THE MUNICIPAL MANAGER

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	STATUS OF	OBJECTOR (e.g. Tenant, P	Pending Purcha	ser, Municip	ality etc)		
	_		_	of authorisation				

	NAME OF RE	PRESENTAT	IVE					
	POSTAL ADDRESS						CODE	
	TELEPHONE	NO.	НОМЕ	(WORK		
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FORM C: AG	RICULTURAL	. HOLDINGS C	OR FARMS				-	
SECTION2: PRO	OPERTY DETAI	LS (F	OR SECTION	IAL TITLES	SEE SECTION	4)		
PHYSICAL A							CODE	
EXTENT OF I	PROPERTY				M ²			
MUNICIPAL A	ACCOUNT				(IF AVAILAE	BLE)		
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FOR WHAT F	PURPOSE							
WAS COMPE	ENSATION PA	ID	YES		NO]	
IF YES	DATE OF	PAYMENT			AMOUNT	R]
(INDICATE N	UMBER OR S	N OF BUILDIN TATE YES/NO FARM/HOLDIN	IN APPROP	PRIATE BOX)			
NO. OF BEDROOMS		NUMBER OF BAT	THROOMS		KITCHEN		LOUNGE	
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TELEVISION ROOM		LAUNDY			SEPARATE TOI	LET		
OTHER		<u> </u>		·	SIZE OF MAIN DWELLING			M ²
	Complete: Eı	f/Unit No	Are	a/Scheme N	ame			

AUTHORISED REPRESENTATIVE OF THE OBJECTOR

1.3

Please complete the bottom of each page

Oblection No:

3.2 OTHER BUILDINGS - ATTACH AS ANNEXURE A

BUILDING NO	Ο.												
DESCRIPTIO	N												
SIZE M ²							M ²						
CONDITION													
IS THE BUILD	DING FUNCTION	ONAL											
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	Complete	e: Erf/Unit No	 	Are	a/Sch	eme	Name				•		

Please complete the bottom of each page

Objection No:

3.5 OTHER:			
IS YOUR PROPERTY AFFECTED BY A	YES	NO	
IF YES: DATE OF CLAIM]	
GAZETTE NO.]	
DO YOU HAVE WATER RIGHTS?	YES	NO	
IF YES: DETAILS			
HAVE YOU APPLIED FOR A REZONING OR CONSENT USE? CONSENT USE e.g. as guest house, business etc)	G YES	NO	
IF YES: DETAILS			
HAS YOUR AGRICULTURAL HOLDING PROPERTY BEEN EXCISED	YES	NO	
IF YES: NEW FARM DESCRIPTION			
HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?	YES	NO	
IF YES: FULL DETAILS			
Complete: Erf/Unit No	o Area/Scheme	Name	
	Please complete the bottom		

Oblection No:

FORM C: AGRICULTURAL HOLDINGS OR FARMS

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NAME OF TE	NANT	SIZE	RENTAL (EX VAT)	ESCALA-TION	OTHER CONTRI- BUTION	TERMS OF LEASE	START DATE	USE
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OFFER RECEIVED	R]	OFFER RECEIVED	R		
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HOLDING/P	ORTION NO.	AGRICUL	TURAL HOLD	DING/FARM	DATE O	F SALE	SELLING	PRICE
SECTION 5: 0	OBJECTION E	DETAILS						
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DESCRIPTION PROPERTY/L								
CATEGORY								
PHYSICAL AI DOOR NO./FI								
EXTENT								
MARKET VAI	LUE							
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DATE]	SIGNATURE			
	Complete: Eı	rf/Unit No	Area	a/Scheme Nan	1e		•••••	

Please complete the bottom of each page

Oblection No: _____

OFFICIAL USE

SECTION 7: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY					
CATEGORY					
PHYSICAL ADDRESS					
EXTENT					
MARKET VALUE					
NAME OF OWNER					
REASONS OF THE MUNICIPAL VALUER	₹				
NAME OF MUNICIPAL VALUER/ ASSISTANT			YEAR	MONTH	DAY
*Delete □hiche□er is not applicable)		DATE	12.00		
SIGNATURE		DATE			
SECTION 8+A198: NOTIFICATION OF O	OUTCOME				
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	SIGN	ATURE		DATE	╛
VALUATION ROLL ADJUSTED					
OBJECTOR NOTIFIED					
OWNER NOTIFIED					
SECTION 52(1\/a) WHERE ARRIVED ICARI F					\dashv

Complete: Erf/Unit No Area/Scheme Name