

MSUNDUZI MUNICIPALITY

CITY OF CHOICE



PIETERMARITZBURG
MSUNDUZI

General Valuation Roll Objection Form FORM A: RESIDENTIAL (FULL TITLE AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)

The Completed Forms must be submitted by 30 June 2023:

Enquiries

Telephone: For enquiries please telephone 033 392 2004

For Office Use

Objector Name: _____

Date Received: ____/____/2023

Objection No: _____

Objection Form Received by: _____



General Valuation Roll Objection Form

1.0 INTRODUCTION

In terms of Section 49 (1) (a) (i)/78(2) of the Local Government: Municipal Property Rates Amendments Act, 2014 (Act No. 29 of 2014), hereinafter referred to as the Act, that the supplementary valuation roll number 5 for the financial years 2022/23 is open for public inspection at the Msunduzi Municipality municipal offices or at website www.msunduzi.gov.za from the 22nd of May to the 30th of June 2023.

An invitation is hereby made in terms of section 49(l)(a)(ii)/78(2) of the Act that any owner of a property or other person who so desires should lodge an objection with the municipal manager in respect of any matter reflected in, or omitted from, the supplementary valuation roll within the above-mentioned period.

Attention is specifically drawn to the fact that an objection must be in relation to a specific individual property and not against the supplementary valuation roll as such. The form for the lodging of an objection is obtainable at the following address 341 Church Street Professor Nyembezi Centre or www.msunduzi.gov.za. The completed forms must be returned to the following address, 341 Church Street Professor Nyembezi Centre by 16h00 on the 30th of June 2023.

For enquiries please contact the valuations Division on 033 392 2869/2004/2274/2279/2455

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 **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.
- b) Objectors are advised that only **ORIGINAL** copies of this document shall be processed.
- c) In order for the Objection to be considered valid, the following information **MUST** be provided: i) Objector Information (Section 1); ii) Property Details (Section 2); iii) Objection Details (Section 5 or 6) and signed "**DECLARATION**" sections.
- 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

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 2022 TO 30 JUNE 2023

1. OBJECTOR IS THE

COMPANY OR REGISTRATION

PHYSICAL ADDRESS

COD

OWNE

COD

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT

SUBURB/SCHEME

SECTION 1 OBJECTOR INFORMATION

IDENTITY No.

OWNER

POSTAL ADDRESS OF

TELEPHONE NO.

CELLFAX

EMAIL ADDRESS

NAME OF OBJECTOR

IDENTITY No.

OBJECTOR

HOMEWORK (

1. OBJECTOR IS NOT THE OWNER MUNICIPALITY IS THE

COMPANY OR REGISTRATION

PHYSICAL ADDRESS

COD

OBJECTOR

COD

POSTAL ADDRESS OF

TELEPHONE NO.

CELLFAX

HOMEWORK (

EMAIL ADDRESS

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser,

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____ Objection No: _____

AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE

POSTAL ADDRESS

CODE

TELEPHONE NO.

HOMEWORK

CELLFAX

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)

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

CODE

EXTENT OF PROPERTY M²

MUNICIPAL ACCOUNT (IF NO.)

AVAILABLE

NAME OF BOND HOLDER

REGISTERED AMT OF BOND (if applicable)

SERVITUDE NO.

AFFECTED AREA

M²

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: _____ 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		LAUNDRY		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		
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: _____ No: _____

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

SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO.	<input type="text"/>	NAME OF SCHEME	<input type="text"/>	FLAT NO./ DOOR NO.	<input type="text"/>	UNIT SIZE	<input type="text"/> M ²
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NAME OF MANAGING AGENT	<input type="text"/>	TEL. NO.	(<input type="text"/>) <input type="text"/>
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INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX

NO. OF BEDROOMS	<input type="text"/>	NUMBER 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"/>		<input type="text"/>
OTHER	<input type="text"/>		<input type="text"/>	OTHER	<input type="text"/>		<input type="text"/>
OTHER	<input type="text"/>			OTHER	<input type="text"/>		
MONTHLY LEVY DETAILS OF EXCLUSIVE USE AREAS	<input type="text"/>	<input type="text"/>	<input type="text"/>				<input type="text"/>

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	<input type="text"/>
CARPARK	<input type="text"/>
TENNIS COURT	<input type="text"/>
OPEN PARKING	<input type="text"/>
OTHER	<input type="text"/>
STORE ROOM	<input type="text"/>
OTHER	<input type="text"/>
GARDEN	<input type="text"/>
OTHER	<input type="text"/>

GARAGE

<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"/>

OFFER RECEIVED

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 LAST 3 YEARS WHAT WAS THE ASKING PRICE?

OFFER RECEIVED

NAME OF AGENT	<input type="text"/>
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TEL. NO.

(<input type="text"/>) <input type="text"/>

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____ 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: 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 _____
MUNICIPAL VALUER* *Delete whichever 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: _____ No: _____