

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 ROLL/
SUPPLEMENTARY VALUATION ROLL* FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2013

*Delete ☐ hiche ☐ er is not applicable)

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

HOLDING/PORTION NO.

AGRICULTURAL
HOLDING/FARM

SECTION 1: OBJECTOR INFORMATION

1.1

OBJECTOR IS THE OWNER
REGISTERED OWNER OF PROPERTY

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)

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

Complete: Erf/Unit No Area/Scheme Name

NAME OF REPRESENTATIVE

POSTAL ADDRESS

CODE

TELEPHONE NO.

HOME

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WORK

()

CELL

FAX

()

EMAIL ADDRESS

FORM C: AGRICULTURAL HOLDINGS OR FARMS

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

PHYSICAL ADDRESS
(IF AVAILABLE)

CODE

EXTENT OF PROPERTY

M²

MUNICIPAL ACCOUNT NO.

(IF 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

SECTION 3: DESCRIPTION OF BUILDINGS
(INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)

3.1 MAIN DWELLING ON FARM/HOLDING

NO. OF BEDROOMS		NUMBER OF BATHROOMS		KITCHEN		LOUNGE	
DINING ROOM		LOUNGE WITH DINING ROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDY		SEPARATE TOILET			
OTHER				SIZE OF MAIN DWELLING	M ²		

Complete: Erf/Unit No Area/Scheme Name

3.2 OTHER BUILDINGS - ATTACH AS ANNEXURE A

BUILDING NO.										
DESCRIPTION										
SIZE M ²										M ²
CONDITION										
IS THE BUILDING FUNCTIONAL										

3.3 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURAL? (e.g. Business, mining, eco-tourism, trading in or hunting of game)

YES		NO		IF YES - DESCRIBE THE USE(S)	
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IF NECESSARY PROVIDE ANNEXURE B

3.4 LAND USE ANALYSIS:

NON AGRICULTURAL (REFER TO 3.3.)		ha
GRAZING		ha
UNDER IRRIGATION		ha
DRY LAND		ha
PERMANENT CROPS		ha
OTHER:.....		ha
OTHER:.....		ha
OTHER:.....		ha
TOTAL		ha

CONDITION OF FENCES

GOOD	AVERAGE	POOR

AREA GAME FENCED		ha
NUMBER OF BOREHOLES		
OUTPUT LITRES/HOUR		
DAMS		
CAPACITY		
IS THE PROPERTY EXPOSED TO A RIVER	YES	NO

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____

3.5 OTHER:

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM?

YES		NO	
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IF YES: DATE OF CLAIM

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GAZETTE NO.

--

DO YOU HAVE WATER RIGHTS?

YES		NO	
-----	--	----	--

IF YES: DETAILS

HAVE YOU APPLIED FOR A REZONING
OR CONSENT USE?

YES		NO	
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CONSENT USE e.g. as guest house, business etc)

IF YES: DETAILS

HAS YOUR AGRICULTURAL HOLDING
PROPERTY BEEN EXCISED

YES		NO	
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IF YES: NEW FARM
DESCRIPTION

HAS THE TOWNSHIP BEEN APPLIED
FOR OR PROCLAIMED?

YES		NO	
-----	--	----	--

IF YES: FULL DETAILS

Complete: Erf/Unit No Area/Scheme Name

Please complete the bottom of each page

Objection No: _____

NAME OF TENANT	SIZE	RENTAL (EX VAT)	ESCALA-TION	OTHER CONTRIBUTION	TERMS OF LEASE	START DATE	USE

OFFER RECEIVED	R	
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(				)						
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HOLDING/PORTION NO.	AGRICULTURAL HOLDING/FARM	DATE OF SALE	SELLING PRICE

	PARTICULARS AS REFLECTED IN THE	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF PROPERTY/UNIT NO.		
CATEGORY		
PHYSICAL ADDRESS DOOR NO./FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

SIGNATURE

Objection 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 _____

*Delete ☐ hiche ☐ er is not applicable)

SIGNATURE _____

	YEAR	MONTH	DAY
DATE			

SECTION 8+A198: 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