

FORM A : OBJECTION RESIDENTIAL
(FULL TITLE AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

OBJECTION NO.

MUNICIPAL MANAGER

SOL PLAATJE Municipality

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1st JULY 2023 TO 30 JUNE 2027

ERF/UNIT NO SUBURB / SCHEME NAME

SECTION 1 : OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

IDENTITY NO. COMPANY OR CC REGISTRATION NO

PHYSICAL ADDRESS CODE

POSTAL ADDRESS CODE

TELEPHONE NO : HOME () WORK ()

CELL FAX ()

E-MAIL

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

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

NAME OF OBJECTOR

IDENTITY NO. COMPANY OR CC REGISTRATION NO

POSTAL ADDRESS OF OBJECTOR CODE

TELEPHONE NO : HOME () WORK ()

CELL FAX ()

E-MAIL

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR (IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED)

NAME OF REPRESENTATIVE

POSTAL ADDRESS OF REPRESENTATIVE CODE

TELEPHONE NO : HOME () WORK ()

CELL FAX ()

E-MAIL

Complete :	ERF / UNIT NO <input type="text"/>	SUBURB / SCHEME NAME <input type="text"/>
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SECTION 2 : PROPERTY DETAILS (FOR SECTIONAL TITLE SEE SECTION 4)

PHYSICAL ADDRESS			CODE	
EXTENT OF PROPERTY (SITE)	m ²			
MUNICIPAL ACCOUNT NO			<i>If available</i>	
NAME OF BONDHOLDER	REGISTERED AMOUNT OF BOND			<i>If applicable</i>
PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATION OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (<i>If applicable</i>)				
SERVITUDE NO.		AFFECTED AREA		m ²
IN FAVOUR OF				
FOR WHAT PURPOSE				
WAS COMPENSATION PAID	YES		NO	
<i>IF YES</i>	DATE OF PAYMENT		AMOUNT	R

SECTION 3 : DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLE SEE SECTION 4)

MAIN DWELLING (<i>INDICATE NUMBER OR STATE YES / NO IN APPROPRIATE BOX</i>)				SIZE	m ²
NUMBER OF BEDROOMS		NUMBER OF BATHROOMS		KITCHEN	
DINING ROOM		LOUNGE WITH DINING ROOM		STUDY	
TV ROOM		LAUNDRY		SEPARATE TOILET	
SECURITY SYSTEM			OTHER		
OTHER			OTHER		
OUTBUILDINGS ATTACHED TO MAIN DWELLING (<i>*SCRATCH ITEM NOT APPLICABLE</i>)				SIZE	m ²
NUMBER OF GARAGE		FLAT		TOILET	
ROOM		OTHER			
OUTBUILDINGS (<i>*SCRATCH ITEM NOT APPLICABLE</i>)				SIZE	m ²
*SINGLE / DOUBLE GARAGE / ROOM / SHOWER / BATHROOM / TOILET				*ROOM + SHOWER / BATHROOM / TOILET	
GRANNY FLAT		OTHER			
OTHER					
SWIMMING POOL	±m ²	BORE HOLE		TENNIS COURT	
PAVING / DRIVEWAY	BRICK	PAVERS	CONCRETE	OTHER	
GARDEN					
GOOD AVERAGE POOR			IRRIGATION SYSTEM MANUAL TIMER		
FENCING					
	FRONT	BACK	SIDE 1	SIDE 2	
TYPE					
HEIGHT					
GENERAL CONDITION OF PROPERTY	GOOD		AVERAGE		POOR
IS YOUR PROPERTY SITUATED IN A BOOMED AREA	YES		NO		

Complete :	ERF / UNIT NO		SUBURB / SCHEME NAME	
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SECTION 4 : SECTIONAL TITLE UNITS

SCHEME NO.	<input type="text"/>	NAME OF SCHEME	<input type="text"/>	FLAT NO.	<input type="text"/>	UNIT SIZE	<input type="text"/> m ²
NAME OF MANAGING AGENT	<input type="text"/>				TEL NO	<input type="text"/>	

UNIT (INDICATE NUMBER OR STATE YES / NO IN APPROPRIATE BOX)

NUMBER 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"/>
TV ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	SEPARATE TOILET	<input type="text"/>		
SECURITY SYSTEM	<input type="text"/>			OTHER	<input type="text"/>		
OTHER	<input type="text"/>			OTHER	<input type="text"/>		

MONTHLY LEVY

R

COMMON PROPERTY CONSISTS OF		EXCLUSIVE USED AREAS	
SWIMMING POOL	<input type="text"/>	GARAGE	<input type="text"/> m ²
TENNIS COURT	<input type="text"/>	CARPORT	<input type="text"/> m ²
OTHER	<input type="text"/>	OPEN PARKING	<input type="text"/> m ²
OTHER	<input type="text"/>	STORE ROOM	<input type="text"/> m ²
OTHER	<input type="text"/>	GARDEN	<input type="text"/> m ²
OTHER	<input type="text"/>	OTHER	<input type="text"/> m ²

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?

	R <input type="text"/>		R <input type="text"/>
OFFER RECEIVED	R <input type="text"/>	OFFER RECEIVED	R <input type="text"/>
NAME OF AGENT	<input type="text"/>	TEL NO	<input type="text"/>

SALE TRANSACTIONS OF OTHER PROPERTIES IN THE VICINITY USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO

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

	PARTICULARS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF PROPERTY / UNIT	<input type="text"/>	<input type="text"/>
CATEGORY	<input type="text"/>	<input type="text"/>
PHYSICAL ADDRESS / DOOR NO / FLAT NO	<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 (ANNEXURE CAN BE PROVIDED)

Complete :	ERF / UNIT NO	<input type="text"/>	SUBURB / SCHEME NAME	<input type="text"/>
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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 THAN THE FAILURE TO SO HAVE PROVIDED AY 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
 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 PROPERTY / UNIT	
CATEGORY	
PHYSICAL ADDRESS / DOOR NO / FLAT NO	
EXTENT (SITE)	m ²
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER
Delete whichever is not applicable

DATE	YEAR	MONTH	DAY	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		SUBURB / SCHEME NAME	
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