

NDLAMBE MUNICIPALITY
P.O. Box 13, Port Alfred Tel: 046 604 5500 Fax: 086 534 4521
GENERAL VALUATION 2018
OBJECTION FORM FOR PROPERTIES
Other than Residential or Agricultural
(Full Title and Sectional Title)



Lodging of an objection against the decision of the Municipal Valuer regarding matters pertaining to a specific property as reflected in or omitted from the General Valuation Roll 2018.

Notes for Completing this Form:

1. Complete a separate form for each property objected to.
2. In the case of Sectional Title, a separate form must be completed for each section objected to.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory and must be completed for the form to be a valid objection form.
5. For market valuerelated objections. Section 5,6 and 7(if sectional title) must be completed in full and all supporting Annexures provided.

SECTION 1: OBJECTOR INFORMATION

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

Erf Number/ Section Number	Portion	Township/Scheme Name	
Erf Extent/Unit Size	Physical Address		

OBJECTOR DETAILS

Owner		Representative or Agent		Municipality		Other	
Name of Objector							
Identity Number				Company/CC Registration No			
Postal Address of Objector						Code	
Telephone No	Home			Work			
	Cell			Fax			
Email Address							

If the objector is a representative, proof of authority must be attached.

SECTION 2: OBJECTION DETAILS

At least one of the following must be completed to be a valid objection. In the case of Market Value objections, the objector must provide the requested change.

Objection Type	Particulars as reflected in the Valuation Roll	Changes requested by the Objector
Description of Property		
Category		
Physical Address		
Registered Extent (m ²)		
Market Value		
Name of Registered Owner		

SECTION 3: 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 OBJECTOR CONCERNED RELIES ON SUCH DOCUMENT, INFORMATION OR PARTICULARS IN 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 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 the particulars supplied are true and correct

_____ Date _____ Name(Print) _____ Signature

(For Sectional Titles Go to Section 6)

SECTION 4: PROPERTY DETAILS

Name of Bondholder	Registered Amount of Bond

Provide full details of all servitudes, road proclamations or other endorsements against the property (if applicable)

Servitude Number		Extent of Servitude	M ²
In favour of			
Type of servitude			
Was compensation paid			
If Yes: Date of Payment		Amount Paid	R

SECTION 5: DESCRIPTION OF BUILDINGS

Must be completed for all market value objections to be a valid objection form.

Size of Buildings (must be completed)

Total Building Size	M ²	Lettable Area	M ²
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General Condition of the Property	Good	Average	Poor
Other information relevant to the property			

Adverse features and/or further reasons in support of this objection can be provided as annexures

SECTION 6: INCOME AND EXPENDITURE

For Market Value Objections that following must be provided.

Either an audited Income and Expenditure statement for the previous financial year

or the following should be provided as separate schedules.

Schedule A: Rent Roll with following headings

Name of Tenant	Rented Area	Rental Ex VAT	Escalation	Recoverables	Length of Lease	Commencement Date
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Schedule B: Schedule of Expenses

Including: municipal costs, insurances, management fees, security, cleaning etc

SECTION 7: DESCRIPTION OF SECTIONAL TITLE UNIT

Must be completed for all market value objections to be a valid objection form.
(Indicate Number or Yes/No in appropriate boxes)

Name of Managing Agent		Tel No.	
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Size of Section (must be completed)

Shops	M ²	Granny Flat	M ²
Garage	M ²	Storage	M ²
Carport	M ²	Other	M ²
Total Unit Size			M ²

Monthly Levy	R
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Common Property consists of	
Communal Toilets	
Mall Area	
Carpark	
Other	

Details of Exclusive Use area		
Garage		M ²
Carport		M ²
Open Parking		M ²
Store Room		M ²
Garden		M ²
Other		M ²

General Condition of the Property	Good	Average	Poor
Other information relevant to the property			

Adverse features and/or further reasons in support of this objection can be provided as annexures.

SECTION 8: MARKET INFORMATION

If your property is currently on the market?		If your property has been on the market during last 2 years	
What is the asking price?	R	What was the asking price?	R
Offer Received	R	Offer Received	R
Name of Agent		Tel No.	

Sale Transactions of other properties in the vicinity used by the objector in determining the market value of the property

Erf Number	Address	Date of Sale	Selling Price

SECTION 9: DECISION OF THE MUNICIPAL VALUER (FOR OFFICIAL USE ONLY)

Objection Type	Change requested by Objector	Changes made by Municipal Valuer
Description of Property		
Category		
Physical Address		
Registered Extent (m ²)		
Market Value		
Name of Registered Owner		

Reasons of the Municipal Valuer

Name of Municipal Valuer/Assistant Valuer	
Signature	

SECTION 10: NOTIFICATION OF OUTCOME

	Signature	Date
Incomplete Form Objector Notified		
Complete Form Received		
Valuation Roll Adjusted		
Objector Notified		
Owner Notified		
Section 52(1)A Where applicable		

Date	Year	Month	Day