

The Municipal Manager: City of Cape Town Municipality

**LOGGING OF AN OBJECTION AGAINST ANY MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALLUATION ROLL FOR THE PERIOD 1 JULY 2010 TO 30 JUNE 2014**

Notes for completing this form:

1. Complete a separate form for each entry objected to
2. A separate form must be completed for each sectional title unit objected to
3. The information requirements on this form are prescribed by law. Failure to complete the appropriate fields may result in the objection being disqualified.

**SECTION 1**

**1.0 PROPERTY INFORMATION:**

VALUATION REFERENCE NUMBER	
ERF NUMBER / UNIT NUMBER	
SUBURB / SCHEME NAME	
PHYSICAL ADDRESS	

**1.2 OBJECTION CATEGORY (INDICATE REASON FOR OBJECTION – ONE OR MORE MAY BE COMPLETED)**

INCORRECT VALUATION		OMITTED STRUCTURES		INCORRECT RATEABLE EXTENT	
PROPERTY AFFECTED BY REGISTERED RIGHTS		INCORRECT BUILDING EXTENTS		INCORRECT PHYSICAL ADDRESS	
POOR LOCATION		INCORRECT PROPERTY DESCRIPTION (ERF/UNIT )		INCORRECT POSTAL ADDRESS	
STRUCTURAL DEFECTS		INCORRECT OWNER NAME		RATES QUERY (pensioners rebate etc.)	
OMITTED PROPERTY		INCORRECT RATING CATEGORY		OTHER	

**1.3 OBJECTOR INFORMATION:**

**OBJECTOR STATUS (SELECT ONE OF THE FOLLOWING)**

OBJECTOR IS THE OWNER		OBJECTOR IS NOT THE OWNER		MUNICIPALITY IS THE OBJECTOR		AUTHORISED REPRESENTATIVE OF THE OBJECTOR (attach proof of authorisation)	
-----------------------	--	---------------------------	--	------------------------------	--	---	--

**1.3.1 OBJECTOR / REPRESENTATIVE CONTACT DETAILS:**

NAME OF OBJECTOR / REPRESENTATIVE					
IDENTITY NUMBER		COMPANY OR C.C REGISTRATION NO.			
POSTAL ADDRESS					CODE
TELEPHONE HOME		TELEPHONE WORK			
CELLPHONE		FAX			
EMAIL ADDRESS					

**SECTION 2**

**2.1 OBJECTION DETAILS:**

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

ADVERSE FEATURES AND/OR OTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURES CAN BE PROVIDED)


ANNEXURE PROVIDED: (mark with X)	YES		NO		NO OF PAGES PROVIDED AS ANNEXURE: (mark 0 (zero) if none)	
----------------------------------	-----	--	----	--	---	--

**SECTION 3**

**3.1 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 AND 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 APPEAL BOARD.

I / WE HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

DATE	YEAR		MONTH		DAY	
NAME				SIGNATURE		

IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED

**SECTION 4 – PROPERTY DETAILS**

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

**SECTION 5 - DESCRIPTION OF BUILDING (FOR SECTIONAL TITLE SEE SECTION 6)**

(INFORMATION UNDER 5.1 TO 5.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

**5.1 - TENANT AND RENT INFORMATION – ANNEXURE A**

NAME OF TENANT	SIZE	RENTAL (EXCL. VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
----------------	------	--------------------	----------------------	---------------------	---------------	------------

**5.2 - SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY ETC. – ANNEXURE B**

**5.3 – STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR – ANNEXURE C**

**5.4 – BUILDING SIZES – ANNEXURE D**

BUILDING NO.	SIZE m <sup>2</sup>	DESCRIPTION e.g. used as a shop, office etc.	CONDITION
--------------	---------------------	--	-----------

**5.5 – IF THE PROPERTY HAS NOT BEEN DEVELOPED TO IT’S HIGHEST AND BEST USE, INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT** m<sup>2</sup>

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE E IF NECESSARY)

**SECTION 6 – SECTIONAL TITLE UNITS**

UNIT NO.		NAME OF SCHEME		FLAT/DOOR NO.		UNIT SIZE	m <sup>2</sup>
NAME OF MANAGING AGENT					TEL NO.		
MONTHLY LEVY	R						

(INDICATE A NUMBER OF TICK YES/NO IN APPROPRIATE BOX)

SHOPS	m <sup>2</sup>	OTHER -	m <sup>2</sup>
OFFICES	m <sup>2</sup>	OTHER -	m <sup>2</sup>
FACTORIES	m <sup>2</sup>	OTHER -	m <sup>2</sup>

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS:

GARAGE	m <sup>2</sup>
CARPORT	m <sup>2</sup>
OPEN PARKING	m <sup>2</sup>
STORE ROOM	m <sup>2</sup>
GARDEN	m <sup>2</sup>
OTHER	m <sup>2</sup>

**SECTION 7 – MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE	R	OFFER RECEIVED	R
IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS, WHAT WAS THE ASKING PRICE	R	OFFER RECEIVED	R

NAME OF AGENT		TEL NO.	
---------------	--	---------	--

SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVIDE ANNEXURE F):

ERF/UNIT NO.	SUBURB/SCHEME NAME	DATE OF SALE	SELLING PRICE