

BLUECRANE ROUTE VALUATION OBJECTION FORM

FORM A: RESIDENTIAL AND SECTIONAL TITLE

LODGING of an Objection against a matter reflected in or omitted from the valuation roll/

COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO

ERF NR/ UNIT NR	
TOWN / SCHEME NAME	

PLEASE NOTE

IMPORTANT INFORMATION

IF YOU ARE NOT THE PERSON WHO SUBMITTED THE OBJECTION, BUT HAVE BEEN APPOINTED TO REPRESENT THE APPELLANT, THEN A SIGNED POWER OF ATTORNEY OR RESOLUTION MUST BE INCLUDED AS PROOF OF THE REPRESENTATIVES APPOINTMENT.
THE VALUATION OFFICE ACCEPTS NO RESPONSIBILITY FOR ANY INFORMATION NOT INCLUDED BY THE APPELLANT.
APPLICANTS MUST PLEASE INCLUDE VALID REASONS, MOTIVATING THEIR APPEAL.
PLEASE NOTICE THAT ANY OBJECTIONS MUST FOCUS ON THE VALUATION AND NOT ON THE AMOUNT PAYABLE FOR RATES AND TAXES
SECTIONAL TITLE UNITS MUST **BE COMPLETED IN SECTION 4, AND NOT IN SECTION 2.**

FORM A : RESIDENTIAL

SECTION 1 : OBJECTORS INFORMATION

1.1. Objector is the owner

- A. NAME AND SURNAME
- B. IDENTITY NUMBER
- C. NAME OF CC OR COMPANY
- D. REGISTRATION NR OF CC OR COMPANY
- E. TELEPHONE NR
 FAX NR
- F. EMAIL ADDRESS (PLEASE PRINT!!)
- G. CELL NR
- H. STREET ADDRESS

- I. POSTAL ADDRESS

1.2. Objector is not the owner OR Municipality is the objector

- A. NAME OF OBJECTOR (OR) NAME OF MUNICIPALITY
- B. IDENTITY NR
- C. NAME OF CC OR COMPANY
- D. REGISTRATION NR OF CC OR COMPANY
- E. TELEPHONE NR
 FAX NR
- F. EMAIL ADDRESS (Please Print!!)
- G. CELL NR
- H. STREET ADDRESS

- I. POSTAL ADDRESS

- J. STATUS OF OBJECTOR
(EX. TENANT, OR PENDING PURCHASER, MUNICIPALITY)

1.3. Authorised Representative of the Objector
Proof of Authorisation must be attached)

- A. NAME OF REPRESENTATIVE
- B. CAPACITY

- C. POSTAL ADDRESS
- D. TELEPHONE NR
 FAX NR
- E. CELL NR
- F. EMAIL ADDRESS (Please Print)

Complete: Erf/ Unit no **Area/ Scheme name**

SECTION 2 : PROPERTY DETAILS. (For sectional titles see Section 4)

Undeveloped Property

- A. PROPERTY STREET ADDRESS
- B. EXTEND OF PROPERTY
- C. MUNICIPAL ACCOUNT NR
- D. NAME OF BOND HOLDER (If any)
- E. REGISTERED AMOUNT OF BOND

YES		NO	
	M ²		
			R

Provide full details of all servitudes, road proclamations or other endorsements

- F. SERVITUDE NR
- G. AFFECTED AREA
- H. IN FAVOUR OF
- I. FOR WHAT PURPOSE
- J. WAS COMPENSATION PAID
- K. AMOUNT

M ²	
YES:	NO:
	R

SECTION 3 : DESCRIPTION OF RESIDENTIAL DWELLING (Not for sectional titles)

This section is for developed properties only

A. MAIN DWELLING

- No of bedrooms
- No of bathrooms
- No of Kitchens
- Lounge
- Diningroom
- Lounge/Dinning
- Playroom

- GROOTTE**
- Television room
 - Scullary
 - Separate toilet
 - Study
 - Other
 - Other
 - Other

m ²
m ²

B. OUTBUILDINGS

- No of garages
- Granny flat/ room

C. OTHER

- Swimmingpool
- Bore Hole
- Tennis Court
- Garden

GOOD	AVERAGE	POOR

D. FENCING

TYPE	FRONT	BACK	SIDE 1	SIDE 2
HEIGHT				

Complete: Erf/ Unit no Area/ Scheme name

SECTION 4 : SECTIONAL TITLE UNITS

- A. SCHEME NO
- B. SCHEME NAME
- C. FLAT NO
- D. EXTEND OF UNIT

m ²	

E. DESCRIPTION OF UNIT (Indicate numbers OR state Yes or No)

- Bedrooms
- Bathrooms
- Kitchen
- Lounge
- Dining
- Lounge/ Dining
- Playroom
- Television Room
- Scullary
- Separate toilet
- Study
- Other
- Other
- Other

R

F. MONTHLY LEVY TO BODY CORPORATE

G. DETAILS OF EXCLUSIVE USE AREAS

- Swimmingpool
- Tennis Court
- Garage
- Carport
- Open Parking
- Store room

YES :	NO :
YES :	NO :
YES :	NO :
YES :	NO :
YES :	NO :
YES :	NO :

Garden	YES :	NO :
Other	YES :	NO :
Other	YES :	NO :
Other	YES :	NO :

SECTION 5 : IF YOUR PROPERTY IS CURRENTLY ON THE MARKET OR HAS BEEN ON THE MARKET FOR THE LAST 3 YEARS

A. Placed by owner on market	Offer received	R
	Date	
B. Name of Estate Agent	Offer received	R
	Date	

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Contact details of Estate agent

Tel:

Complete: Erf/ Unit no Area/ Scheme name

Form A: Residential

SECTION 6: PARTICULARS AS REFLECTED IN THE VALUATION ROLL

A. DESCRIPTION OF PROPERTY

	ERF NO
	SECTIONAL TITLE NO
	SECTIONAL TITLE NAME
	AREA/ DORP

B. CATEGORY (ex. Residential,farm)

C. STREET ADDRESS

D. MARKET VALUE AS ON VALUATION ROLL

R

E. REQUESTED VALUATION

R

E. NAME OF OWNER

SECTION 6: DECLARATION

Attention is hereby drawn to Section 42(2) of the Act which states that where any document, information or particulars not provided when required in terms of sub Sec 42(1) of the Act and the owner concerned relies on such document, information or particulars in appeal to an Appeal Board, the Appeal Board may make an order as to cost in terms of section 70 of the Act If the Appeal Board is of the view that the failure to provide any such document, information or particulars has placed an unnecessary burden on the function of the Municipal Valuer or the Appeal Board.

I/we Hereby declare that the information and particulars supplied are true and correct.

DATE	YEAR	MONTH	DATE

Complete: Erf/ Unit no Area/ Scheme name

OFFICIAL USE

SECTION 8 : DECISION OF THE MUNICIPAL VALUER

Erf no, Unit no, Farm no:

Town, Scheme name, Farm District

Category

Market value

R

Extent

m2

Owner

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Municipal Valuer Reasons (See attached minutes)

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Municipal Valuers

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Date of Valuation

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Date of Objection

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Date reason requested

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Date of Appeal

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SECTION 9 : NOTIFICATION OF OUTCOME

	GV/Sup	Adjusted	Final
Valuation Adjusted	R	R	R
Objector/Appellant Notified			

Owner Notified

Municipal Official		
Capacity		
Signature		
<u>DATE</u>		