



OBJECTION FORM

ACCOUNT NUMBER		OBJECTION NO	
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THE MUNICIPAL MANAGER
MARULENG LOCAL MUNICIPALITY

LODGING OF AN OBJECTION REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD **1 JULY 2023 TO 30 JUNE 2028**

Notes for Completing this Form:

1. Complete a separate form for each property.
2. In the case of Sectional Titles, a form must be completed for each section.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory, and must be filled.

SECTION 1: PROPERTY INFORMATION

1.0 DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

ERF NUMBER/ SECTION NUMBER	PORTION	TOWNSHIP NAME/SCHEME NAME	TOWNSHIP EXT / SCHEME NO
ERF EXTENT/ UNIT SIZE	FLAT NO/ DOOR NO	PHYSICAL ADDRESS	

1.1 OWNER DETAILS (Please mark the appropriate box with a X)

OWNER		REPRESENTATIVE OR AGENT						
NAME OF OWNER								
IDENTITY NO.		COMPANY OR CC REGISTRATION NO						
POSTAL ADDRESS OF OWNER							CODE	
TELEPHONE NO	HOME	WORK						
	CELL	FAX						
E-MAIL ADDRESS (if available)								

If a representative is appointed, then proof of such authorization from the Owner must be attached.

SECTION 2: OBJECTION DETAILS

At least one of the following must be completed.

	Details on the roll	Requested
OBJECTION TYPE		
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING

SIZE OF DWELLING

MAIN DWELLING		M ²	GRANNY FLAT		M ²
GARAGE		M ²	SERVANTS QUARTERS		M ²
CARPORT		M ²	OTHER		M ²
TOTAL BUILDING SIZE					M ²

GENERAL CONDITION OF PROPERTY (TICK APPROPRIATE BOX)

GOOD		AVERAGE		POOR	
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SECTION 3: DESCRIPTION OF NON RESIDENTIAL DWELLING

COMMON NAME OF PREMISES					
LAND USE DESCRIPTION AND SIZE					
SHOP		M ²	OFFICES		M ²
WAREHOUSE		M ²	MUNICIPAL PROPERTIES		M ²
WORKSHOP		M ²	OTHER		M ²
TOTAL BUILDING SIZE					M ²

GENERAL CONDITION OF PROPERTY (TICK APPROPRIATE BOX)

GOOD	<input type="checkbox"/>	AVERAGE	<input type="checkbox"/>	POOR	<input type="checkbox"/>
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Tenant and rent information – Annexure A

Name of Tenant	Size	Rental (excl VAT)	Escalation of Rental	Other contribution	Term of lease	Start date
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Schedule of expenses including: municipal, administration, insurance, security, etc. – Annexure B

Statement of income & expenditure for previous financial year – Annexure C

Building sizes – Annexure D

Building No	Size m ²	Description e.g. used as shop, office, etc.	Condition
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If the property has not been developed to its highest and best use, indicate the extent of land that is available for further development

	M ²
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SECTION 4: SECTIONAL TITLE UNITS

NAME OF MANAGING AGENT	TEL NO.
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SIZE OF SECTION/UNIT

MAIN DWELLING		M ²	GRANNY FLAT		M ²
GARAGE		M ²	SERVANTS QUARTERS		M ²
CARPORT		M ²	OTHER		M ²
TOTAL BUILDING SIZE					M ²

COMMON PROPERTY

DETAILS OF EXCLUSIVE USE AREAS

SWIMMING POOL		GARAGE		M ²
TENNIS COURT		CARPORT		M ²
OTHER		OPEN PARKING		M ²
OTHER		STORE ROOM		M ²
OTHER		GARDEN		M ²
OTHER		OTHER		M ²



OBJECTION FORM SECTION 5: FARMS/ AGRICULTURAL PROPERTIES

1.1 PROPERTY DISCRPTION

Portion No.	Owner	GPS Co-ord	S	E
Farm Name	Contact Person	General Type		
Farm No.	Contact No	Notional Sub-div		
Reg. Div.	Postal Address	Co-operation		
Size/ha		Good	Poor	Not Available

1.2 LOCALITY

Distance	Town	Direction/Road

1.3 LAND COMPONENTS

Land use	Size/ha	Rate/ha	Value	1. Excellent 2. Good 3. Fair 4. Poor 5. Very Poor		
Natural grazing						
Planted pasture						
Cultivated land						
Irrigation				<u>Centre Pivot</u>	<u>Sprinkler</u>	<u>Other</u>
Afforest						
				<u>Topography</u>		
Total				<u>Carrying Capacity</u>		

1.4 IMPROVEMENTS

Description	Est Size/m ²	Replacement Rate/m ²	Replacement Costs R	% Depreciation	Value
Total					

1.5 WATER

River/Spruit	Name	Reservoir	Vlei
Boreholes	Windmill	Submersible pump	Water pump
Earth Dam	Spring	Lake: Perennial	Lake: Non-perennial
Water Rights	M ³		

1.6 SERVITUDES

Description	Comments

REASONS IN SUPPORT OF THIS QUERY



OBJECTION FORM

SECTION 6: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET

IF YOUR PROPERTY HAS BEEN ON THE MARKET
THE LAST 3 YEARS

WHAT IS THE ASKING PRICE?	R
OFFER RECEIVED	R
NAME OF AGENT	

WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R

TEL NO	
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SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVIDED ANNEXURE D)

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

DECLARATION

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

_____ Date

_____ Name (Print)

_____ Signature