

OBJECTION NO:

**THE MUNICIPAL MANAGER
MOGALE CITY LOCAL MUNICIPALITY**

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD
1 JULY 2025 TO 30 JUNE 2030**

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

(Complete a separate form for each entry objected to)

Erf / Portion / Unit No	<input type="text"/>	Suburb / Farm Scheme Name	<input type="text"/>
		Farm No	Reg Div

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

Registered Owner of Property:	<input type="text"/>		
Identity No:	<input type="text"/>	Company or C.C. Registration no	<input type="text"/>
Physical Address of Owner	<input type="text"/>	Code	<input type="text"/>
Postal Address of Owner	<input type="text"/>	Code	<input type="text"/>
Telephone No: Home	<input type="text"/>	Work	<input type="text"/>
Cell No:	<input type="text"/>	Fax No:	<input type="text"/>
E-mail Address	<input type="text"/>		

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

Name of Objector	<input type="text"/>		
Identity No:	<input type="text"/>	Company or C.C. Registration	<input type="text"/>
Postal Address of Objector	<input type="text"/>	Code	<input type="text"/>
Telephone No: Home	<input type="text"/>	Work	<input type="text"/>
Cell No:	<input type="text"/>	Fax No:	<input type="text"/>
E-mail Address	<input type="text"/>		

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

1.3 AUTHORIZED REPRESENTATIVE OF THE OBJECTOR

Name of Representative	<input type="text"/>		
Postal Address	<input type="text"/>	Code	<input type="text"/>
Telephone No: Home	()	Work	()
Cell No:		Fax No:	()
E-mail Address	<input type="text"/>		

***IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORIZATION MUST BE ATTACHED**

Complete: Erf/Unit No Area/Scheme Name

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)

SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)

Address Code

Extent of Property m²

Municipal Account Number

Name of Bond Holder Registered Amount of Bond (If applicable)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (If applicable)

Servitude No:		Affected Area	m ²
In Favour Of			
For What Purpose			

Was Compensation Paid:	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>

If Yes, Date of Payment Amount: R

SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLES COMPLETE SECTION 4)
(Information under 3.1 to 3.4 to be supplied by means of Annexure as follows)

3.1 Tenant And Rent Information – Annexure A

NAME OF TENANT	SIZE m ²	RENTAL (Excl VAT)	ESCALATION OF RENTAL	OTHER CONTRIBUTION	TERM OF LEASE	START DATE
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3.2 Schedule of Expenses Including: Municipal, Administration, Insurances, Security etc, - Annexure B

3.3 Statement of Income and Expenditure for Previous Financial Year – Annexure C

3.4 Building Size – Annexure D

BUILDING NO	SIZE m ²	DESCRIPTION (e.g. used as a shop, office etc)	CONDITION
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3.5 If the property has not been developed to its highest and best use, indicated the extent of land that is available for further development.

m²

OTHER FEATURES OF BUILDINGS (Provide Annexure E if necessary):

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)

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SECTION 4: SECTIONAL TITLE UNITS:

Scheme No:	<input type="text"/>	Name of Scheme	<input type="text"/>	Flat No / Door No	<input type="text"/>	Unit Size	<input type="text"/> m ²
Name of Managing Agent	<input type="text"/>			Tel No	<input type="text"/>		

Shops	<input type="text"/>	M ²	Other	<input type="text"/>	M ²
Offices	<input type="text"/>	M ²	Other	<input type="text"/>	M ²
Factories	<input type="text"/>	M ²	Other	<input type="text"/>	M ²

TENANT AND RENT INFORMATION – ANNEXURE A

Name of Tenant	M ²	Rental (excl VAT)	Escalation	Other Contribution	Term of Lease	Start Date
Monthly Levy	R		Details of Exclusive use Areas			m ²
COMMON PROPERTY CONSISTS OF:			Garage			m ²
Swimming Pool			Carport			m ²
Tennis Court			Open Parking			m ²
Other			Store Room			m ²
Other			Garden			m ²
Other			Other			m ²

SECTION 5: 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:	<input type="text"/>
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Tel No:	<input type="text"/>
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Sales Transactions used by the Objector in determining the Market Value of the property objected to
(If insufficient space provide Annexure F)

Erf /PTN/ Unit No	Suburb / Farm/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 As Reflected In The Valuation Roll	Changes Requested By Objector
Description of the Property / Unit No	<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 G CAN BE PROVIDED):

Complete: Erf/Unit No Area/Scheme Name
PLEASE COMPLETE THE BOTTOM OF EACH PAGE

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (e.g. businesses, factories, offices, schools)

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 THAT THE FAILURE TO SO 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 PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

SIGNED ON THE _____ SIGNATURE: _____

OFFICIAL USE

SECTION 8: DECISION OF THE MUNICIPAL VALUER

Description of the Property / Unit No	
Category	
Physical Address / Door No / Flat No	
Extent	
Market Value	
Name of Owner	

8.1 REASONS OF THE MUNICIPAL VALUER:

Name of Municipal Valuer: _____ Date: _____

SIGNATURE: _____ Date: _____

SECTION 9: NOTIFICATION OF OUTCOME:

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1) (a) / (Where applicable)		

Complete: Erf/Unit No Area/Scheme Name
PLEASE COMPLETE THE BOTTOM OF EACH PAGE