

# BEAUFORT WEST MUNICIPALITY

## GENERAL VALUATION 2008

### OBJECTION: VALUATION

FORM A: RESIDENTIAL (FULL TITLE & SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)

**The Municipal Manager**  
**Beaufort West Municipality**  
**Private Bag X 582**  
**BEAUFORT WEST**  
**6970**

LODGING OF AN OBJECTION(S) AGAINST A MATTER(S) REFLECTED IN, OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL\* FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2013.

*\*Delete whichever is not applicable*

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT NO.:..... SUBURB / SCHEME NAME:.....

#### SECTION 1: OBJECTOR INFORMATION

##### 1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY:.....

Identity Number of Objector:..... Company or CC Registration no.....  
 Physical Address:.....(code).....  
 Postal address of owner:.....( code).....  
 Telephone No: (w).....(h).....  
 Cell:.....E-mail:.....(Fax no).....

##### 1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR:.....

Identity number:.....Company or CC registration no:.....  
 Postal address of objector: .....code:.....  
 Telephone no: (H).....(w).....  
 Cell:.....Fax no.: .....E-mail:.....  
 Status of objector (eg. Tenant,/ Pending Purchaser/ neighbour/municipality etc:.....

##### 1.3 AUTHORISED REPRESENTATIVE OF OBJECTOR

Name of representative:.....  
 Postal address :.....(code)  
 Telephone no.(H).....(W).....  
 Cell.....Fax no.:.....E-mail:.....

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

Complete: Erf/Unit no:.....Area/Scheme Name:.....

Please complete bottom of each page!!!!!!!!!!!!!!

## FORM A: RESIDENTIAL (FULL TITLE &amp; SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)

**SECTION 2: PROPERTY DETAILS FOR SECTIONAL TITLES SEE SECTION 4**

Physical address:..... Code.....  
 Extent of property:.....m<sup>2</sup>  
 Municipal account no:.....(if available)  
 Name of bond holder:.....Registered amount of bond:.....(if applicable)  
 Provide full details of all servitudes, road proclamations or any 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 ; if Yes : date of payment.....amount: R.....

**SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING ( FOR SECTIONAL TITLE SEE SECTION 4)**

(Indicate number of or state or yes/no)

**Main Dwelling:**

No of bedrooms:.....no of bathrooms:.....Kitchen(s):.....Lounge(s):.....

Dining room(s):.....Lounge with dining room:.....study:.....Playroom:.....

Television room(s): .....Laundry:.....Separate toilet:.....Lapa(s).....

Other:.....other:.....Other:.....Other:.....

**Outbuildings:**No of garages:..... Size of main buildings:.....m<sup>2</sup>Granny flats/rooms:..... Size of outbuildings:.....m<sup>2</sup>Other:..... Size of other buildings:.....m<sup>2</sup>Other buildings(attach annexure) Total buildings size:.....m<sup>2</sup>

Other: swimming pool:.....Tennis Court:.....Bore hole:.....

Garden: Good/Average/poor Other:.....Other:.....

Fencing: Front: ..... back:..... Side 1:..... Side 2:.....

Type:.....

Height:.....

Drive way( e.g brick, pavers, tar).....

Is your property situated in a boomed or security area: Yes/No

Other features:.....

Erf/Unit no:.....Area/Scheme Name:.....

General condition of property: good:..... Average:.....Poor:.....

Complete: Erf/Unit no.:.....Area/Scheme Name.....

Please complete bottom of each page!!!!!!!!!!!!!!

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**SECTION 4: SECTIONAL TITLE UNITS:**

Scheme No:.....Name of scheme:.....Flat/Door No.:.....Unit size:.....m<sup>2</sup>

Name of Managing agent:..... Tel. No :.....

Indicate number or state Yes/No:

Number of bedrooms:.....No of bathrooms:.....Kitchen(s):..... Lounge(s):.....

Dining room:.....Lounge with dining room:.....Study:.....Playroom:.....

Television room:.....Laundry:.....separate toilet:.....

Other:.....Other:.....Other:.....Other:.....

Monthly Levy: R..... Details of exclusive areas:

Common property consists of: Garage:.....m<sup>2</sup>

Swimming pool:..... Carport:.....m<sup>2</sup>

Tennis court:..... Open parking:.....m<sup>2</sup>

Other:..... Store room:.....m<sup>2</sup>

Other:..... Garden:.....m<sup>2</sup>

Other:..... Other:.....m<sup>2</sup>

**SECTION 5: MARKET INFORMATION:**

If your property is currently on the market  
What is the asking price?

If your property has been on the market in  
The last 3 years what was the asking price?

R.....

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 property objected to

Erf/unit/farm No.    Suburb/Scheme Name    Date of sale    selling price

.....

.....

.....

Complete: Erf/Unit no:.....Area/Scheme Name:.....

Please complete bottom of each page!!!!!!!!!!!!!!!

**SECTION 6: OBJECTION DETAILS: PARTICULARS AS REFLECTED CHANGES REQUESTED IN THE VALUATION ROLL BY OBJECTOR**

Description of the property/Unit No:.....  
Category:.....  
Physical address/door no/flatno:.....  
Extent: .....  
Market value: .....  
Name of owner: .....  
Adverse features and/or further reasons in support of this objection (annexures can be provided)  
Complete:Erf/Unit/No. Area/scheme Name:.....

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**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 SECTION 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 PLCED 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

Date:..... Signature:.....

**OFFICIAL USE:**

**SECTION 8: DECISION OF MUNICIPAL VALUERS:**

Description of property/unit/farm no:.....  
Category:.....  
Physical address/door no/flat no.:.....  
Extent:.....  
Market value:.....  
Name of owner:.....  
Reasons of the Municipal Valuer:

.....  
.....  
Name of Municipal Valuer/Asst.  
Valuer:.....

Signature:..... Date:.....

Complete: Erf/Unit no:.....Area/Scheme Name:.....

Please complete bottom of each page!!!!!!!!!!!!!!

