



The Municipal Manager: Prince Albert Municipality

LODGING OF AN OBJECTION AGAINST ANY MATTER REFLECTED IN OR OMITTED FROM THE 2023 GENERAL VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL

Notes for completing this form:

1. Complete a separate form for each property being objected to / A separate form must be completed for each sectional title unit objected to
2. The information requirements on this form are prescribed by law. **Failure to complete the objection form in its entirety may result in the objection being disqualified.**
3. The completed form must be returned to: **Post:** Private Bag X53, Prince Albert, 6930;
4. Please note that no time extensions will be allowed for the submission of motivations to this dispute beyond the legislated dispute period.

SECTION 1

1.0 PROPERTY INFORMATION:

		SPECIFY THE VALUATION ROLL BEING OBJECTED AGAINST	
VALUATION REFERENCE NUMBER		GENERAL VALUATION ROLL	
ERF NUMBER / UNIT NUMBER		SV REFERENCE NUMBER	
SUBURB / SCHEME NAME			
PHYSICAL ADDRESS			

1.2 OBJECTION CATEGORY (INDICATE REASON FOR OBJECTION)

INCORRECT VALUATION/ OMITTED PROPERTY			ADMINISTRATIVE QUERIES	
Is the valuation of the property incorrect? If yes, motivate below.	Y	N	INCORRECT OWNER NAME	
			INCORRECT RATING CATEGORY	
			INCORRECT RATEABLE EXTENT	
Was the property omitted from the valuation roll?	Y	N	INCORRECT PHYSICAL ADDRESS	
			INCORRECT POSTAL ADDRESS	
			RATES QUERY (pensioners rebate etc.)	

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)	
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1.3.1 OBJECTOR / REPRESENTATIVE CONTACT DETAILS:

NAME OF OBJECTOR / REPRESENTATIVE							
IDENTITY NUMBER		COMPANY OR CC REGISTRATION NO.					
POSTAL ADDRESS						CODE	
TELEPHONE HOME		TELEPHONE WORK					
CELLPHONE		FAX					
EMAIL ADDRESS		I HEREBY AGREE AND CONSENT TO RECEIVE ALL NOTICES VIA EMAIL				Y	N

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). PLEASE PROVIDE MOTIVATION FOR INCORRECT VALUATION HERE.

ANNEXURE PROVIDED: (mark with X)	YES		NO		NO OF PAGES PROVIDED AS ANNEXURE: (mark 0 (zero) if none)	
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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 LAND				
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 ²
	IN FAVOUR OF			
	FOR WHAT PURPOSE			
WAS COMPENSATION PAID	YES	NO	DATE OF PAYMENT (IF YES)	AMOUNT R

GENERAL CONDITION OF THE PROPERTY (mark with X)

GOOD	AVERAGE	POOR
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SECTION 5 – SECTIONAL TITLE UNITS

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

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

NO. OF BEDROOMS	NO. OF BATHROOMS	KITCHEN	LOUNGE
DINING ROOM	LOUNGE WITH DINING ROOM	STUDY	PLAYROOM
TELEVISION ROOM	LAUNDRY	SEPARATE TOILET	
OTHER		OTHER	

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF UNIT / EXCLUSIVE USE AREAS:

GARAGE			m ²
CARPORT			m ²
OPEN PARKING			m ²
STORE ROOM			m ²
GARDEN			m ²
OTHER			m ²
	UNIT (tick)	EXCLUSIVE USE (tick)	SIZE (provide extent)

SECTION 6 – 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 (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO:

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

SECTION 7 - DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLE SEE SECTION 5)

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

MAIN DWELLING

NO. OF BEDROOMS	LOUNGE	KITCHEN	NO. OF BATHROOMS
DINING ROOM	LOUNGE WITH DINING ROOM	STUDY	PLAYROOM
TELEVISION ROOM	LAUNDRY	SEPARATE TOILET	
OTHER		OTHER	

OTHER BUILDINGS AND OUTBUILDINGS

GRANNY FLAT/ROOMS		NO. OF BEDROOMS		SIZE OF MAIN DWELLING	m ²
NO. OF BATHROOMS		NO. OF KITCHENS		SIZE OF OTHER BUILDINGS	m ²
NO. OF GARAGES				SIZE OF OUTBUILDINGS	m ²
OTHER				TOTAL BUILDING SIZE	m ²

OTHER IMPROVEMENTS

OTHER:

SWIMMING POOL		TENNIS COURT			
BORE HOLE		GARDEN	GOOD	AVERAGE	POOR
OTHER		OTHER			

FENCING / BOUNDARY WALLS:	DESCRIPTION	FRONT	BACK	SIDE 1	SIDE 2
	TYPE				
	HEIGHT				
DRIVE WAY: (e.g. Bricks, pavers)			IS YOUR PROPERTY SITUATED IN A BOOMED OR SECURITY AREA	YES	NO
OTHER FEATURES:					

BY LODGING THIS APPLICATION, I AGREE AND CONSENT THAT THE CITY OF CAPE TOWN MAY FURTHER PROCESS MY PERSONAL INFORMATION (INCLUDING SPECIAL PERSONAL INFORMATION) FOR THE PURPOSES OF RESOLVING THIS MATTER OR ANY MATTER AS DESCRIBED AND OUTLINED IN THE MUNICIPAL PROPERTY RATES ACT 6 OF 2004 AND THE PROTECTION OF PERSONAL INFORMATION ACT 4 OF 2013.

KINDLY NOTE: IF YOU ARE ACTING ON BEHALF OF THE OWNER IN ANY CAPACITY, BY SIGNING, YOU CONFIRM THAT YOU HAVE THE WRITTEN/RECORDED AUTHORITY AND/OR MANDATE TO ACT ON THEIR BEHALF.