

# AMALHATHI LOCAL MUNICIPALITY

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## GENERAL VALUATION 2025

### OBJECTION FORM FOR RESIDENTIAL PROPERTIES

#### (Full Title and Sectional Title)



Lodging of an objection against the decision of the Municipal Valuer regarding matters pertaining to a specific property as reflected in or omitted from the General Valuation Roll 2025.

Notes for Completing this Form:

1. Complete a separate form for each property objected to.
2. In the case of Sectional Title, a separate form must be completed for each section objected to.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory and must be completed for the form to be a valid objection form.
5. For market value related objections on full title properties. Section 5 and 7 must be completed in full and all supporting Annexures provided.
6. For market value related objections on Sectional title properties. Section 6 and 7 must be completed in full and all supporting Annexures provided.

#### SECTION 1: OBJECTOR INFORMATION

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

Erf Number/ Section Number	Portion	Township/Scheme Name	
Erf Extent/Unit Size	Physical Address		

OBJECTOR DETAILS

Owner	Representative or Agent	Municipality	Other
Name of Objector			
Identity Number	Company/CC Registration No		
Postal Address of Objector		Code	
Telephone No	Home	Work	
	Cell	Fax	
Email Address			

If the objector is a representative, proof of authority must be attached.

#### SECTION 2: OBJECTION DETAILS

At least one of the following must be completed to be a valid objection. In the case of Market Value objections, the objector must provide the requested change.

Objection Type	Particulars as reflected in the Valuation Roll	Changes requested by the Objector
Description of Property		
Category		
Physical Address		
Registered Extent (m <sup>2</sup> )		
Market Value		
Name of Registered Owner		

#### SECTION 3: 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 OBJECTOR CONCERNED RELIES ON SUCH DOCUMENT, INFORMATION OR PARTICULARS IN 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 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 the particulars supplied are true and correct

\_\_\_\_\_  
Date  
(For Sectional Titles Go to Section 6)

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Signature

**SECTION 4: PROPERTY DETAILS**

Name of Bondholder	Registered Amount of Bond

Provide full details of all servitudes, road proclamations or other endorsements against the property (if applicable)

Servitude Number	Extent of Servitude	M <sup>2</sup>
In favour of		
Type of servitude		
Was compensation paid		
If Yes: Date of Payment	Amount Paid	R

**SECTION 5: DESCRIPTION OF RESIDENTIAL DWELLINGS**

Must be completed for all market value objections to be a valid objection form.

Size of Dwelling

Main Dwelling	M <sup>2</sup>	Granny Flat	M <sup>2</sup>
Garage	M <sup>2</sup>	Servants Quarters	M <sup>2</sup>
Carport	M <sup>2</sup>	Other	M <sup>2</sup>
Patio	M <sup>2</sup>	Total Building Size	M <sup>2</sup>

Main Dwelling Attributes (Indicate Number or Yes/No in appropriate boxes)

No of Bedrooms	No of Bathrooms	Kitchen	Lounge
Dining Room	Lounge/Dining Room	Study	Playroom
TV Room	Laundry	Separate Toilet	
Other	Other		
Other	Other		

Other Improvements

Swimming Pool	Tennis Court		
Borehole	Garden	Good	Average Poor
Other	Other		

Fencing	Front	Back	Side 1	Side 2
Type				
Height				

General Information

General Condition of the Property	Good	Average	Poor
Neighborhood	Good	Average	Poor
Neighborhood	Good	Average	Poor
Other information relevant to the property			

Adverse features and/or further reasons in support of this objection can be provided as annexures.

**SECTION 6: DESCRIPTION OF SECTIONAL TITLE UNIT**

Must be completed for all market value objections to be a valid objection form.  
(Indicate Number or Yes/No in appropriate boxes)

Name of Managing Agent		Tel No.	
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Size of Section (must be completed)

Main Dwelling	M <sup>2</sup>	Granny Flat	M <sup>2</sup>
Garage	M <sup>2</sup>	Storage	M <sup>2</sup>
Carport	M <sup>2</sup>	Other	M <sup>2</sup>
Total Unit Size			M <sup>2</sup>

Main Dwelling Attributes (Indicate Number or Yes/No in appropriate boxes)

No of Bedrooms		No of Bathrooms		Kitchen		Lounge	
Dining Room		Lounge/Dining Room		Study		Playroom	
TV Room		Laundry		Separate Toilet			
Other		Other					
Other		Other					

Monthly Levy	R
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Details of Exclusive Use area	
Garage	M <sup>2</sup>
Carport	M <sup>2</sup>
Open Parking	M <sup>2</sup>
Store Room	M <sup>2</sup>
Garden	M <sup>2</sup>
Other	M <sup>2</sup>

Common Property consists of	
Swimming Pool	
Tennis Court	
Other	
Other	

General Condition of the Property	Good	Average	Poor
Other information relevant to the property			

Adverse features and/or further reasons in support of this objection can be provided as annexures.

**SECTION 7: MARKET INFORMATION**

Must be completed for all market value objections to be a valid objection form.

If your property is currently on the market?		If your property has been on the market during last 2 years	
What is the asking price?	R	What was the asking price?	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 the property

Erf Number	Address	Date of Sale	Selling Price

**SECTION 8: DECISION OF THE MUNICIPAL VALUER (FOR OFFICIAL USE ONLY)**

Objection Type	Change requested by Objector	Changes made by Municipal Valuer
Description of Property		
Category		
Physical Address		
Registered Extent (m <sup>2</sup> )		
Market Value		
Name of Registered Owner		

Reasons of the Municipal Valuer


Name of Municipal Valuer/Assistant Valuer	
Signature	

**SECTION 9: NOTIFICATION OF OUTCOME**

	Signature	Date
Incomplete Form Objector Notified		
Complete Form Received		
Valuation Roll Adjusted		
Objector Notified		
Owner Notified		
Section 52(1)A Where applicable		

Date	Year	Month	Day