

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



RATE NUMBER	
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THE MUNICIPAL MANAGER  
 NEWCASTLE MUNICIPALITY

LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD **1 JULY 2019 TO 30 JUNE 2024**

Notes for Completing this Form:

1. Complete a separate form for each property objected to.
2. In the case of Sectional Titles, a 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 to be a valid objection form.

**SECTION 1: OBJECTOR 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	
M <sup>2</sup>			

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

OWNER	<input type="checkbox"/>	REPRESENTATIVE OR AGENT	<input type="checkbox"/>	MUNICIPALITY	<input type="checkbox"/>	OTHER	<input type="checkbox"/>
NAME OF OBJECTOR							
IDENTITY NO.				COMPANY OR CC REGISTRATION NO			
POSTAL ADDRESS OF OBJECTOR						CODE	
TELEPHONE NO	HOME	<input type="checkbox"/>	WORK	<input type="checkbox"/>			
	CELL	<input type="checkbox"/>	FAX	<input type="checkbox"/>			
E-MAIL ADDRESS (if available)							
STATUS OF OBJECTOR e.g. Tenant, Pending Purchaser, Municipality, Representative							

*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 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 OBJECTOR
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
EXTENT (m <sup>2</sup> )		
MARKET VALUE (R)		
NAME OF 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 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 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.

Date \_\_\_\_\_

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

Signature \_\_\_\_\_

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(FOR SECTIONAL TITLES GO TO SECTION 6)

**SECTION 4: PROPERTY DETAILS**

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	
		(If applicable)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR 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 5: DESCRIPTION OF RESIDENTIAL DWELLING**

(INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)

**SIZE OF DWELLINGS** (For Market Value objections, this section must be completed)

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>
TOTAL BUILDING SIZE					M <sup>2</sup>

**MAIN DWELLING**

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

**OTHER BUILDINGS (ATTACH ANNEXURE)**

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. Bricks, pavers)	
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IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY	YES	NO

OTHER FEATURES

GENERAL CONDITION OF PROPERTY (TICK APPROPRIATE BOX)

GOOD		AVERAGE		POOR	
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ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURES CAN BE PROVIDED)

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**SECTION 6: SECTIONAL TITLES UNITS**

NAME OF MANAGING AGENT		TEL NO.	
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**SIZE OF SECTION** (For Market Value objections, this 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 SECTION EXTENT					M <sup>2</sup>

INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX

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

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COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS		
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>

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURES CAN BE PROVIDED)

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**SECTION 7: 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?	RR	WHAT WAS THE ASKING PRICE?	RR
OFFER RECEIVED	RR	OFFER RECEIVED	RR
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

**NB - For Market Value Objections, at least one Comparable Sale must be provided as EVIDENCE**

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



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

DESCRIPTION OF THE PROPERTY UNIT NO.	
CATEGORY	
PHYSICAL ADDRESS/DOOR NO./FLAT NO.	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER


NAME OF THE MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER	
SIGNATURE	

**SECTION 9: NOTIFICATION OF OUTCOME**

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1)(a) WHERE APPLICABLE		

DATE	YEAR	MONTH	DAY