



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

OBJECTION NUMBER: \_\_\_\_\_

THE MUNICIPAL MANAGER  
STEVE TSHWETE LOCAL MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE SUPPLEMENTARY VALUATION ROLL DATED 08 JANUARY 2021 FOR THE PERIOD 1 JULY 2018 TO 30 JUNE 2023.

(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 NO: \_\_\_\_\_ COMPANY OR CC REG. NO: \_\_\_\_\_

PHYSICAL ADDRESS OF OWNER: \_\_\_\_\_ CODE: \_\_\_\_\_

POSTAL ADDRESS OF OWNER: \_\_\_\_\_ CODE: \_\_\_\_\_

TELEPHONE NO: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

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

NAME OF OBJECTOR: \_\_\_\_\_

IDENTITY NO: \_\_\_\_\_ COMPANY OR CC REG. NO: \_\_\_\_\_

POSTAL ADDRESS OF OBJECTOR: \_\_\_\_\_ CODE: \_\_\_\_\_

TELEPHONE NO: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

STATUS OF OBJECTOR (eg. tenant, pending purchaser, Municipality, etc.) \_\_\_\_\_

Complete: erf / unit no: \_\_\_\_\_ area / scheme name: \_\_\_\_\_

Please complete the bottom of each page



**1.3 AUTHORISED REPRESENTATIVE\* OF THE OBJECTOR**

NAME OF REPRESENTATIVE: \_\_\_\_\_  
 POSTAL ADDRESS: \_\_\_\_\_ CODE: \_\_\_\_\_  
 TELEPHONE NO: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_  
 CELL PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_

**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 BONDHOLDER : \_\_\_\_\_  
 REGISTERED AMOUNT OF BOND : \_\_\_\_\_

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD 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 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLES SEE SECTION 4)  
 (INDICATE NUMBER OR STATE YES / NO IN APPROPRIATE BOX)**

MAIN DWELLING

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

*\* If a representative is appointed, proof of authorisation must be attached*

Complete: Erf / unit No: \_\_\_\_\_ area / scheme name: \_\_\_\_\_

*Please complete the bottom of each page*



OUTBUILDINGS

NO. OF GARAGES	
GRANNY FLAT / ROOMS	
OTHER	

SIZE OF MAIN DWELLING		m <sup>2</sup>
SIZE OF OUTBUILDING		m <sup>2</sup>
SIZE OF OTHER BUILDINGS		m <sup>2</sup>
TOTAL BUILDING SIZE		m <sup>2</sup>

OTHER IMPROVEMENTS (attach annexure)

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. bricks, pavers)

IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY	YES	NO

OTHER FEATURES: \_\_\_\_\_

GENERAL CONDITION OF PROPERTY: (Tick)

GOOD		AVERAGE		POOR	
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**SECTION 4: SECTIONAL TITLE UNITS**

SCHEME NO  NAME OF SCHEME  FLAT NO / DOOR NO  UNIT SIZE  m<sup>2</sup>

NAME OF MANAGING AGENT: \_\_\_\_\_ TEL NO: \_\_\_\_\_

Complete: Erf / unit No: \_\_\_\_\_ area / scheme name: \_\_\_\_\_

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**INDICATE NUMBER OR STATE 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			
OTHER				OTHER			

MONTHLY LEVY

R	
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COMMON PROPERTY CONSISTS OF

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS

GARAGE	
CARPORT	
OPEN PARKING	
STORE ROOM	
GARDEN	
OTHER	

**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: \_\_\_\_\_ 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 NO.	SUBURB / SCHEME NAME	DATE OF SALE	SELLING PRICE

Complete: Erf / unit No: \_\_\_\_\_ area / scheme name: \_\_\_\_\_

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**SECTION 6: OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGE REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY / UNIT NO.		
CATEGORY		
PHYSICAL ADDRESS / DOOR NO / FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

ADVERSE FEATURES AND / OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (annexures can be provided) \_\_\_\_\_  
 \_\_\_\_\_

**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 OF CONCERNED RELIES ON SUCH DOCUMENT, INFORMATION OR PARTICULARS IN AN APPEAL TO AN APPEAL BOARD, THE APPEAL BOARD MAY MAKE AN ORDER 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.

\_\_\_\_\_  
 DATE (Year, Month, Day)

\_\_\_\_\_  
 SIGNATURE

**OFFICIAL USE**

**SECTION 8: DECISION OF MUNICIPAL VALUER**

DESCRIPTION OF THE PROPERTY / UNIT NO.	
CATEGORY	

Complete: Erf / unit No: \_\_\_\_\_ area / scheme name: \_\_\_\_\_

Please complete the bottom of each page



PHYSICAL ADDRESS / DOOR NO / FLAT NO.	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

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NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER\*

\*DELETE WHICHEVER IS NOT APPLICABLE

SIGNATURE

DATE

YEAR	MONTH	DAY

**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: \_\_\_\_\_

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