



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 VALUATION ROLL FOR THE PERIOD 1 JULY 2024 TO 30 JUNE 2029.

(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 : _____ m²
 MUNICIPAL ACCOUNT NO : _____ (if available)
 NAME OF BONDHOLDER : _____
 REGISTER AMOUNT OF BOND : _____
 PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (if applicable) _____
 SERVITUDE NO: _____ AFFECTED AREA: _____ m²
 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 ²
SIZE OF OUTBUILDING		m ²
SIZE OF OTHER BUILDINGS		m ²
TOTAL BUILDING SIZE		m ²

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 m²

NAME OF MANAGING AGENT: _____ TEL NO: _____

Complete: Erf / unit No: _____ area / scheme name: _____

Please complete the bottom of each page



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: _____

Please complete the bottom of each page



SECTION 6: OBJECTION DETAILS

ERF DESCRIPTION	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	
PHYSICAL ADDRESS / DOOR NO / FLAT NO.	

Complete: Erf / unit No: _____ area / scheme name: _____

Please complete the bottom of each page



EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

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: _____

Please complete the bottom of each page

