

# Form A: Single Residential (Full title and sectional title used for residential purposes)



THE MUNICIPAL MANAGER  
Dr. Pixley Ka Isaka Seme Local Mun.

OBJECTION NO.

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD  
1 JULY 2025 TO 30 JUNE 2030

## DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(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 C.C. REGISTRATION NO.

PHYSICAL ADDRESS OF OWNER  CODE

POSTAL ADDRESS OF OWNER  CODE

TELEPHONE NO.: HOME (  ) WORK (  )

CELL  FAX NO. (  )

E-MAIL ADDRESS

#### 1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR\* (\*AUTHORITY OF MUNICIPALITY MUST BE PROVIDED ON REQUEST)

NAME OF OBJECTOR:

IDENTITY NO.  COMPANY OR C.C. REGISTRATION NO.

POSTAL ADDRESS OF OBJECTOR  CODE

TELEPHONE NO.: HOME (  ) WORK (  )

CELL  FAX NO. (  )

E-MAIL ADDRESS

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality etc)

#### 1.3 REPRESENTATION

NAME OF REPRESENTATIVE:

POSTAL ADDRESS  CODE

TELEPHONE NO.: HOME (  ) WORK (  )

CELL  FAX NO. (  )

E-MAIL ADDRESS

\* IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED

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## SECTION 2: PROPERTY DETAILS (SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS  CODE

EXTENT OF PROPERTY  m<sup>2</sup> (As per Title Deed)

MUNICIPAL ACCOUNT NO.  (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND
<input type="text"/>	<input type="text"/>

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY

<input type="text"/>			
SERVITUDE NO.	<input type="text"/>	AFFECTED AREA	<input type="text"/> m <sup>2</sup>
IN FAVOUR OF	<input type="text"/>		
FOR WHAT PURPOSE	<input type="text"/>		

WAS COMPENSATION PAID IF YES:-  YES  NO

DATE OF PAYMENT  AMOUNT  R

## SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (SECTIONAL TITLES SEE SECTION 4)

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

### MAIN DWELLING

NO. OF BEDROOMS	<input type="text"/>	NO. OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	SEP LOUNGE	<input type="text"/>
SEP DINING ROOM	<input type="text"/>	LOUNGE/DINING ROOM	<input type="text"/>	STUDY	<input type="text"/>	PLAYROOM	<input type="text"/>
FAMILY ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	OTHER	<input type="text"/>		
OTHER	<input type="text"/>			OTHER	<input type="text"/>		
OTHER	<input type="text"/>			OTHER	<input type="text"/>		

### OUTBUILDINGS

NO. OF GARAGES	<input type="text"/>	SIZE OF MAIN DWELLING	<input type="text"/> m <sup>2</sup>
GRANNY FLAT	<input type="text"/>	SIZE OF OUTBUILDING	<input type="text"/> m <sup>2</sup>
OTHER	<input type="text"/>	SIZE OF OTHER BUILDINGS	<input type="text"/> m <sup>2</sup>
<b>OTHER BUILDINGS (ATTACH ANNEXURE)</b>		<b>TOTAL BUILDING SIZE</b>	<input type="text"/> m <sup>2</sup>

OTHER:

SWIMMING POOL	<input type="text"/>	TENNIS COURT	<input type="text"/>			
BORE HOLE	<input type="text"/>	GARDEN	<input type="text"/>	GOOD	AVERAGE	POOR

FENCING:

	FRONT	BACK	SIDE 1	SIDE 2
TYPE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
HEIGHT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

DRIVE WAY: (e.g. Bricks, pavers, imprint)

IS YOUR PROPERTY SITUATED IN A SECURITY AREA/VILLAGE?  YES  NO

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

\_\_\_\_\_

GENERAL CONDITION OF PROPERTY: (Tick )

GOOD	<input type="checkbox"/>	AVERAGE	<input type="checkbox"/>	POOR	<input type="checkbox"/>
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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.

INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX

NO. OF BEDROOMS	<input type="text"/>	NO. OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	SEP LOUNGE	<input type="text"/>
SEP DINING ROOM	<input type="text"/>	LOUNGE/DINING ROOM	<input type="text"/>	STUDY	<input type="text"/>	PLAYROOM	<input type="text"/>
FAMILY ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	OTHER	<input type="text"/>		
OTHER	<input type="text"/>			OTHER	<input type="text"/>		
OTHER	<input type="text"/>			OTHER	<input type="text"/>		

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DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	<input type="text"/>
TENNIS COURT	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>

GARAGE	<input type="text"/>	m <sup>2</sup>
CARPORT	<input type="text"/>	m <sup>2</sup>
OPEN PARKING	<input type="text"/>	m <sup>2</sup>
STORE ROOM	<input type="text"/>	m <sup>2</sup>
GARDEN	<input type="text"/>	m <sup>2</sup>
OTHER	<input type="text"/>	m <sup>2</sup>

## SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE?

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IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?

R

OFFER RECEIVED

R

OFFER RECEIVED

R

NAME OF AGENT:

TEL NO.

THE FOLLOWING TRANSACTIONS WERE USED IN DETERMINING THE MARKET VALUE AS REQUESTED BY OBJECTOR

ERF/UNIT NO.	SUBURB/SCHEME NAME	DATE OF SALE	SELLING PRICE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

## SECTION 6: OBJECTION DETAILS

	VALUATION ROLL PARTICULARS	PARTICULARS REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY	<input type="text"/>	<input type="text"/>
CATEGORY	<input type="text"/>	<input type="text"/>
PHYSICAL ADDRESS	<input type="text"/>	<input type="text"/>
EXTENT	<input type="text"/>	<input type="text"/>
MARKET VALUE	<input type="text"/>	<input type="text"/>
NAME OF OWNER	<input type="text"/>	<input type="text"/>

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

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## SECTION 7: DECLARATION

ATTENTION IS HEREBY DRAWN TO SECTION 42(2) OF THE ACT WHICH STATES THAT IF INFORMATION OR PARTICULARS ARE NOT FULLY PROVIDED HEREIN AND AN APPEAL IS SUBSEQUENTLY LODGED BY AN OBJECTOR AND ADDITIONAL PARTICULARS ARE PROVIDED AT THE HEARING THAT WOULD HAVE INFLUENCED THE MUNICIPAL VALUER IN ARRIVING AT HIS/HER DECISION HEREIN COSTS MAY BE AWARDED BY THE APPEAL BOARD AGAINST THE APPELLANT.

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	
CATEGORY	
PHYSICAL ADDRESS	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

#### 8.1 REASONS OF THE MUNICIPAL VALUER

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NAME OF MUNICIPAL VALUER/  
ASSISTANT MUNICIPAL VALUER\*

SIGNATURE:


DATE

YEAR	MONTH	DAY

#### 8.2 OBJECTOR: I ACCEPT THE DECISION OF THE MUNICIPAL VALUER

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

SIGNATURE: \_\_\_\_\_

DATE

YEAR	MONTH	DAY

### SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 51(1)(a) NOTICE WHERE APPLICABLE		

\* Delete whichever is not applicable