RESIDENTIAL **FORM A**

(FULL TITLE AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)

OBJECTION NO: _____

The Municipal Manager
Dr Nkosazana Dlamini Zuma Municipality

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMMITTED FROM THE 4TH GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2022 TO 30 JUNE 2027

(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/C.C. Registration No: _____

Physical Address of Owner: _____ Code: _____

Postal Address of Owner: _____ Code: _____

Telephone No: Home ( ) _____ Work: ( ) _____

Cellular No: _____ Fax No: ( ) _____

E-mail Address: _____

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

Name of Objector: _____

Identity No: _____ Company/C.C. Registration No: _____

Physical Address of Objector: _____ Code: _____

Postal Address of Objector: _____ Code: _____

Telephone No: Home ( ) _____ Work: ( ) _____

Cellular No: _____ Fax No: ( ) _____

E-mail Address: _____

_____
Status of Objector (e.g. Tenant, Pending Purchaser, Municipality, etc.)

OBJECTION - RESIDENTIAL

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

Name of Representative: _____

Postal Address: _____ Code: _____

Telephone No: Home ( ) _____ Work: ( ) _____

Cellular No: _____ Fax No: ( ) _____

E-mail Address: _____

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

SECTION 2: PROPERTY DETAILS *(For Sectional Titles see Section 4)*

Physical Address: _____ Code: _____

Extent of Property: _____ m²

Municipal Account No: _____ (if available)

Cellular No: _____ Fax No: ( ) _____

E-mail Address: _____

Name of Bond Holder: _____ (if applicable)

Registered amount of Bond: _____ (if applicable)

Provide Full Details of All Servitudes, Road Proclamations or Other Endorsements _____

Servitude No: _____ Affected Area: _____ m²

In Favour of: _____

For what Purpose: _____

Was Compensation Paid? ○ Yes ○ No

(If Yes) Date of Payment: _____ Amount: R_____

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SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING *(For Sectional Titles see Section 4)*

Indicate Quantity and Complete Description of "Other" if applicable

MAIN DWELLING:

Bedrooms _____	Bathrooms _____	Kitchen _____	Lounge _____
Dinning Room _____	Lounge with Dinning Room _____	Study _____	Playroom _____
Television Room _____	Laundry _____	Separate Toilet _____	
Other _____ _____		Other _____ _____	
Other _____ _____		Other _____ _____	

OUTBUILDINGS:

Garages _____	Size of Main Dwelling _____ m²
Granny Flat/ Rooms _____	Size of Outbuildings _____ m²
Other _____ _____ *Describe Other*	Size of Other Buildings _____ m²

OTHER BUILDINGS: (Attach Annexure)

Swimming Pool _____	Tennis Court _____			
Borehole _____	Garden _____	○ Good	○ Average	○ Poor
Other _____ _____				

FENCING:

	FRONT	BACK	SIDE 1	SIDE 2
Type				
Height				

DRIVE WAY:

○ Yes ○ No

Description: _____ (e.g. Bricks, Pavers, Tar, etc.)

Is your property situated in a Boomed or Gated (Security) area

Other Features: _____

General Condition of Property: ○ Good ○ Average ○ Poor

OBJECTION - RESIDENTIAL

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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: ( )_____

Indicate Quantity and Complete Description of "Other" if applicable

Bedrooms	_____	Bathrooms	_____	Kitchen	_____	Lounge	_____
Dinning Room	_____	Lounge with Dinning Room	_____	Study	_____	Playroom	_____
Television Room	_____	Laundry	_____	Separate Toilet	_____		
Other	_____	_____		Other	_____	_____	
Other	_____	_____		Other	_____	_____	

Monthly Levy: R _____

COMMON PROPERTY CONSISTS OF:

Swimming Pool	_____
Tennis Court	_____
Other	_____
Other	_____
Other	_____

Describe Other

DETAILS OF EXCLUSIVE USE AREAS:

Garage	_____	m²
Carport	_____	m²
Open Parking	_____	m²
Store Room	_____	m²
Garden	_____	m²
Other	_____	m²

SECTION 5: MARKET INFORMATION

If your Property is currently on the market, what is the Asking Price? R_____

Offers Received: R_____

If your property has been on the market in the last 3 years, what was the Asking Price? R_____

Offers Received: R_____

Name of Agent: _____

Sale Transactions (of Other Property in the vicinity) used by the Objector in determining the MarketValue of Propert 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	CHANGES REQUESTED BY OBJECTOR
Description of 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).

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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 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 failure to have provided any such document, information or particulars has placed an unnecessary burden on the functions of the Municpal Valuer of the Appeal Board.

I / We _____ hereby declare that the
(FULL NAME)

information and particulars supplied are true and correct.

Signed at _____ on the

Date: 20___ / _____ / _____ _____
YYYY MM DD **SIGNATURE**

OFFICIAL USE

SECTION 8: DECISION OF MUNICIPAL VALUER

Description of Property/Unit No.:	
Category:	
Physical Address/Door No./Flat No.:	
Extent:	
Market Value:	
Name of Owner:	

Reasons of the Municipal Valuer:

*Name of Municipal/Assistant Municipal Valuer | Signature | ____ / ____ / ____ YYYY MM DD

**Delete whichever is not applicable*

SECTION 9: DECISION OF MUNICIPAL VALUER

	SIGNATURE	DATE
Valuation Roll Adjusted		
Objector Notified		
Owner Notified		
Section 52(1)(a) *Where applicable*		