



FORM A: OBJECTION (Residential)

REF

DATE

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

The Municipal Manager

Objection No

Dr AB Xuma Local Municipality

Lodging of an objection against a matter reflected in or omitted from the general valuation roll for the period **1 July 2024 to 30 June 2029**.

Description of property in respect of which the objection is made:

(Complete a separate form for each entry/property objected to)

ERF/PORITION /UNIT No:

Suburb /Scheme Name

Section 1: Objector Information

1.1 Objector is the Owner

Registered Owner of the property

Identity No.

Company or CC 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 the Municipality

Name of Objector

Identity No.

Company or CC
Registration No.

Postal address of
Owner

Code

Telephone No.

Home

()

Work

()

Cell

()

Fax No.

()

Email Address

1.3 Authorised Representative of the Objector

Name of Representative

Postal address

Code

Telephone No.

Home

()

Work

()

Cell

()

Fax No.

()

Email Address

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

Complete: Erf / Unit No.....Area / Scheme Name.....

Physical Address Code

Extent of Property m²

Municipality Account if available
No.

Name of Bond Holder	Registered Amount of Bond
<input type="text"/>	<input type="text"/>

Provide full details of all servitudes, roads and proclamations or other endorsements against the property (if applicable)

Servitude no In favour of For what purpose	Affected Area	m ²
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Was Compensation paid?

If yes date of payment

Yes	No
<input type="text"/>	<input type="text"/>

Amount

Section 2: Description of residential Dwelling (For sectional titles see Section 3)

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			

Outbuildings

No. of garages	
Granny Flats / rooms	
Other	

Size of main building(m ²)	
Size of outbuildings	
Size of other building (m ²)	
Total building size (m ²)	

Others

Swimming pool		Tennis Court			
Borehole		Garden	Good	Average	Poor
Other		Other			

Fencing	Front	Back	Side 1	Side 2
Type				
Height				

Drive way: (e.g. Bricks, pavers)

Is the property situated in a boomed area or security? Tick ✓

Other features

Yes	No

General condition of the property

Tick ✓

Good		Average		Poor	
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Complete Erf / Unit No.....Area / Scheme Name.....

Section 3: Sectional Title Units

Scheme No. Name of scheme Flat No. / Door No.

Unit size Unit no.

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"/>	Lounge	<input type="text"/>
Dinning Room	<input type="text"/>	Lounge with Dinning Room	<input type="text"/>	Study	<input type="text"/>	Playroom	<input type="text"/>
Television Room	<input type="text"/>	Laundry	<input type="text"/>	Separate Toilet	<input type="text"/>		
Other	<input type="text"/>			Other	<input type="text"/>		
Other	<input type="text"/>			Other	<input type="text"/>		

Garage	<input type="text"/>
Carport	<input type="text"/>
Open parking	<input type="text"/>
Store room	<input type="text"/>

Monthly levy

R	
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Garden	
Other	

Common Property consists of:
of exclusive use areas

Details

Swimming pool	
Tennis court	
Other	
Other	

Section 4: Market Information

If your property is currently on market, what is the asking price?

If your property has been on the Market in the last 3 years what was the asking price?

R	
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R	
---	--

Offer received

Offer received

R	
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R	
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Name of agent

Tel

Sale transactions (of other properties in the vicinity) used by the objector in determining the market value of the property objected to

Erf / Unit No	Suburb / Scheme name	Date of Sale	Selling price

Section 5: Objection Details

	Particulars as reflected in the valuation roll	Changes requested by the objector
Description of the property		
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)

Complete Erf / Unit No..... Area/ Scheme Name.....

Section 6: 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 function 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 7: Decision of Municipal Valuer

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Description of the property / Unit No.	
Category	
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

Year	Month	Day

Section 8: 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.....