

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

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

OBJECTION NO.

THE MUNICIPAL MANAGER

..... Municipality

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL* FOR THE PERIOD 1 JULY TO 30 JUNE

**Delete whichever is not applicable*

(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

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 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

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

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

SECTION 2: PROPERTY DETAILS

(FOR SECTIONAL TITLE SEE SECTION 4)

PHYSICAL ADDRESS

CODE

EXTENT OF PROPERTY

MUNICIPAL ACCOUNT NO.

(If available)

NAME OF BOND HOLDER

REGISTERED AMOUNT OF BOND

(If applicable)

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (If applicable)

SERVITUDE NO.		AFFECTED AREA	m ²
IN FAVOUR OF			
FOR WHAT PURPOSE			

WAS COMPENSATION PAID IF YES:-

YES NO

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			

OUTBUILDINGS

NO. OF GARAGES		SIZE OF MAIN DWELLING		m ²
GRANNY FLAT/ROOMS		SIZE OF OUTBUILDING		m ²
OTHER		SIZE OF OTHER BUILDINGS		m ²
		TOTAL BUILDING SIZE		m ²

OTHER BUILDINGS (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

Tick ☒

YES	NO

OTHER FEATURES:

GENERAL CONDITION OF PROPERTY:

(Tick ☒)

GOOD		AVERAGE		POOR	
------	--	---------	--	------	--

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

SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO.		NAME OF SCHEME		FLAT NO./ DOOR NO.		UNIT SIZE	m ²
NAME OF MANAGING AGENT						TEL NO.	
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	
--------------	---	--

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
OTHER	

DETAILS OF EXCLUSIVE USE AREAS

GARAGE	m ²
CARPORT	m ²
OPEN PARKING	m ²
STORE ROOM	m ²
GARDEN	m ²
OTHER	m ²

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

SECTION 6: OBJECTION DETAILS

DESCRIPTION OF THE PROPERTY/UNIT NO.	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
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)

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

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 AND ORDER AS TO COSTS IN TERMS OF SECTION 70 OF THE ACT IF THE APPEAL BOARD IS OF THE VIEW THAT THE FAILURE TO DO SO HAVE PROVIDED ANY SUCH DOCUMENT, INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR 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.	
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

VALUATION ROLL ADJUSTED

OBJECTOR NOTIFIED

OWNER NOTIFIED

SECTION 52(1)(a)
WHERE APPLICABLE

SIGNATURE	DATE