

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

Objection No / GV2021



THE MUNICIPAL MANAGER
KWADUKUZA MUNICIPALITY

LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY* VALUATION ROLL FOR THE PERIOD
01 July 2021 to 30 June 2026

*Delete whichever is not applicable

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

PORTION NO	<i>Erf</i>	<i>Ptn</i>	<i>SS Unit No</i>		SUBURB / SCHEME NAME	

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY						
IDENTITY NO.			COMPANY OR CC REGISTRATION NO			
PHYSICAL ADDRESS OF OWNER					CODE	
POSTAL ADDRESS OF OWNER					CODE	
TELEPHONE NO	HOME			WORK		
	CELL			FAX		
E-MAIL ADDRESS						

1.1 OBJECTOR IS NOT THE OWNER OR THE MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR						
IDENTITY NO.			COMPANY OR CC REGISTRATION NO			
POSTAL ADDRESS OF OWNER					CODE	
TELEPHONE NO	HOME			WORK		
	CELL			FAX		
E-MAIL ADDRESS						
STATUS OF OBJECTOR e.g Tenant, Pending Purchaser, Municipality						

1.1 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE						
IDENTITY NO.			COMPANY OR CC REGISTRATION NO			
POSTAL ADDRESS OF REPRESENTATIVE					CODE	
TELEPHONE NO	HOME			WORK		
	CELL			FAX		
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)

NAME OF BONDHOLDER	REGISTERED AMOUNT OF BOND
<input type="text"/>	<input type="text"/> (if available)

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

SERVITUDE NO	AFFECTED AREA	M2
<input type="text"/>	<input type="text"/>	<input type="text"/>
IN FAVOUR OF	<input type="text"/>	
FOR WHAT PURPOSE	<input type="text"/>	

WAS COMPENSATION PAID	Yes	No	AMOUNT	R
IF YES: DATE OF PAYMENT	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLE SEE SECTION 4)

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

MAIN DWELLING

NO OF BEDROOMS	NO OF BATHROOMS	KITCHEN	LOUNGE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DINING ROOM	LOUNGE WITH DINING ROOM	STUDY	PLAYROOM
TELEVISION ROOM	LAUNDRY	SEPARATE TOILET	
OTHER		OTHER	
OTHER		OTHER	

OUTBUILDINGS

NO OF GARAGES	<input type="text"/>
GRANNY FLAT/ROOMS	<input type="text"/>
OTHER	<input type="text"/>

SIZE OF MAIN DWELLING	<input type="text"/>	m2
SIZE OF OUTBUILDING	<input type="text"/>	m2
SIZE OF OTHER BUILDINGS	<input type="text"/>	m2
TOTAL BUILDING SIZE	<input type="text"/>	m2

OTHER BUILDINGS (ATTACH ANNEXURE)

OTHER

SWIMMING POOL	<input type="text"/>
BOREHOLE	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>

TENNIS COURT	GOOD	AVERAGE	POOR
GARDEN	<input type="text"/>	<input type="text"/>	<input type="text"/>

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"/>

DRIVEWAY (EG BRICK, PAVERS)

IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY	Yes	No
<input type="text"/>	<input type="text"/>	<input type="text"/>

OTHER FEATURES

GENERAL CONDITION OF PROPERTY

GOOD	<input type="text"/>	AVERAGE	<input type="text"/>	POOR	<input type="text"/>
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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO		NAME OF SCHEME		UNIT NO		UNIT SIZE	
				DOOR NO			

NAME OF MANAGING AGENT		TEL NO	
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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			

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COMMON PROPERTY CONSISTS OF

SWIMMING POOL	
TENNIS COURT	
OTHER	
OTHER	
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?	
OFFER RECEIVED	
NAME OF AGENT	
TEL NO	

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS

ASKING PRICE?	
OFFER RECEIVED	

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

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGE 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 THE FAILURE TO 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

YEAR	MONTH	DAY

SIGNATURE

OFFICIAL USE

DECISION OF THE MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY UNIT NO	
CATEGORY	
PHYSICAL ADDRESS/FLAT NO./DOOR NO	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER/ ASSISTANT MUNICIPAL VALUER	
SIGNATURE	

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1) (a) WHERE APPLICABLE		

DATE

YEAR	MONTH	DAY