

**OBJECTION FORM A : RESIDENTIAL PROPERTY (FULL TITLE AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES (COMPLETE A SEPARATE FORM FOR EACH ERF / PROPERTY OBJECTED TO))**

OBJECTION NO.

MUNICIPAL MANAGER: MAKANA LOCAL MUNICIPALITY

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL\* /

~~SUPPLEMENTARY VALUATION ROLL~~\* FOR THE PERIOD 1 July 2025 - 30 June 2030

*\*Delete whichever is not applicable*

ERF/UNIT NO

SUBURB / SCHEME NAME

**SECTION 1 : OBJECTOR INFORMATION**

**1.1 OBJECTOR IS THE OWNER**

REGISTERED OWNER OF PROPERTY

Identity Number

COMPANY OR CC  
REGISTRATION NO

PHYSICAL ADDRESS

CODE

POSTAL ADDRESS

CODE

TELEPHONE NO :

HOME

Work

CELL

Fax

Email

**1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR**

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

Identity Number

COMPANY OR CC  
REGISTRATION NO

PHYSICAL ADDRESS

CODE

POSTAL ADDRESS

CODE

TELEPHONE NO :

HOME

Work

CELL

Fax

Email

**AUTHORISED REPRESENTATIVE OF THE OBJECTOR ( IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED)**

NAME OF REPRESENTATIVE

POSTAL ADDRESS

CODE

TELEPHONE NO :

HOME

Work

CELL

Fax

Email

**PLEASE COMPLETE**

ERF/UNIT NO

SUBURB / SCHEME NAME

## TITLE AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES

## SECTION 2 : PROPERTY DETAILS (FOR SECTIONAL TITLE SEE SECTION 4)

PHYSICAL ADDRESS  CODE EXTENT OF PROPERTY (SITE)  M<sub>2</sub>MUNICIPAL ACCOUNT NO  *If available*

NAME OF BONDHOLDER	REGISTERED AMOUNT OF BID	If Applicable
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

SERVITUDE NO.  AFFECTED AREA IN FAVOUR OF FOR WHAT PURPOSE WAS COMPENSATION PAID YES  NO IF YES DATE OF PAYMENT  AMOUNT R 

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

**MAIN DWELLING (INDICATE NUMBER OR STATE YES / NO IN APPROPRIATE BOX)** SIZE  M<sub>2</sub>

NUMBER OF BEDROOMS	<input type="text"/>	NUMBER OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	LOUNGE	<input type="text"/>	<input type="text"/>
DINING ROOM	<input type="text"/>	LOUNGE WITH DINING ROOM	<input type="text"/>	STUDY	<input type="text"/>	PLAYROOM	<input type="text"/>	<input type="text"/>

TV ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	SEPARATE TOILET	<input type="text"/>	<input type="text"/>
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SECURITY SYSTEM  OTHER OTHER  OTHER **OUTBUILDINGS ATTACHED TO MAIN DWELLING (\*SCRATCH ITEM NOT APPLICABLE)** SIZE  M<sub>2</sub>

NUMBER OF GARAGE	<input type="text"/>	FLAT	<input type="text"/>	TOILET	<input type="text"/>	SHOWER OR BATHROOM	<input type="text"/>
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ROOM	<input type="text"/>	OTHER	<input type="text"/>
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**OUTBUILDINGS (\*SCRATCH ITEM NOT APPLICABLE)**SIZE  M<sub>2</sub>

*SINGLE / DOUBLE GARAGE / ROOM / SHOWER / BATHROOM / TOILET	<input type="text"/>	*ROOM + SHOWER / BATHROOM / TOILET	<input type="text"/>
GRANNY FLAT	<input type="text"/>	OTHER	<input type="text"/>

**OTHER**

SWIMMING POOL	<input type="text"/>	+/-m <sup>2</sup>	BORE HOLE	<input type="text"/>	TENNIS COURT	<input type="text"/>	PAVING / DRIVEWAY	<input type="text"/>
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PAVING / DRIVEWAY	BRICK	PAVERS	CONCRETE	OTHER	<input type="text"/>	OTHER	<input type="text"/>
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**GARDEN**

GOOD	AVERAGE	POOR
<input type="text"/>	<input type="text"/>	<input type="text"/>

IRRIGATION SYSTEM	MANUAL	TIMER
<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"/>

**GENERAL CONDITION OF PROPERTY** Good  Average  Poor **IS YOUR PROPERTY SITUATED IN A BOOMED AREA** Yes  No 

PLEASE COMPLETE

ERF/UNIT NO  SUBURB / SCHEME NAME

**SECTION 4 : SECTIONAL TITLE UNITS**SCHEME NO.  NAME OF SCHEME  FLAT NO  UNIT SIZE  m2NAME OF MANAGING AGENT  TEL NO 

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

NUMBER OF BEDROOMS	<input type="text"/>	NUMBER OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	LOUNGE	<input type="text"/>
DINING ROOM	<input type="text"/>	LOUNGE WITH DINING ROOM		<input type="text"/>		STUDY	<input type="text"/>
TV ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	SEPARATE TOILET		<input type="text"/>	
SECURITY SYSTEM		<input type="text"/>		OTHER		<input type="text"/>	
OTHER		<input type="text"/>		OTHER		<input type="text"/>	
MONTHLY LEVY		<input type="text"/>					

COMMON PROPERTY CONSISTS OF		EXCLUSIVE USED AREAS	
SWIMMING POOL	<input type="text"/>	GARAGE	<input type="text"/> m2
TENNIS COURT	<input type="text"/>	CARPORT	<input type="text"/> m2
OTHER	<input type="text"/>	OPEN PARKING	<input type="text"/> m2
OTHER	<input type="text"/>	STORE ROOM	<input type="text"/> m2
OTHER	<input type="text"/>	GARDEN	<input type="text"/> m2
OTHER	<input type="text"/>	OTHER	<input type="text"/> m2

**SECTION 5 : MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET WHAT IS THE ASKING PRICE?	<input type="text"/>	IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?	<input type="text"/>
OFFER RECEIVED	<input type="text"/>	OFFER RECEIVED	<input type="text"/>
NAME OF AGENT	<input type="text"/>	TEL NO	<input type="text"/>

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 6 : OBJECTION DETAILS**

	PARTICULARS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF PROPERTY / UNIT	<input type="text"/>	<input type="text"/>
CATEGORY	<input type="text"/>	<input type="text"/>
PHYSICAL ADDRESS / DOOR NO / FLAT NO	<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 (ANNEXURE CAN BE PROVIDED)


**PLEASE COMPLETE**

ERF/UNIT NO	<input type="text"/>	SUBURB / SCHEME NAME	<input type="text"/>
<b>OBJECTION FORM A : RESIDENTIAL PROPERTY</b>		<b>FULL TITLE</b>	
<b>AND SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES</b>			

**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 THAN THE FAILURE TO SO HAVE PROVIDED AY 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.

DATE	YEAR	MONTH	DAY

SIGNATURE \_\_\_\_\_

OFFICIAL USE ONLY

**SECTION 8 : DECISION OF MUNICIPAL VALUER**

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

**REASONS OF THE MUNICIPAL VALUER**

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\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER \_\_\_\_\_

DATE	YEAR	MONTH	DAY

SIGNATURE \_\_\_\_\_

**SECTION 9 : NOTIFICATION OF OUTCOME**

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
PHYSICAL ADDRESS / DOOR NO / FLAT NO		
OWNER NOTIFIED		
SECTION 52(1)(a) WHERE APPLICABLE		

ERF/UNIT NO		SUBURB / SCHEME NAME	
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