

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

1.3 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) M₂

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 M₂

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"/>	PLAYROOM	<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"/>		<input type="text"/>		
OTHER	<input type="text"/>	OTHER	<input type="text"/>		<input type="text"/>		

OUTBUILDINGS ATTACHED TO MAIN DWELLING (*SCRATCH ITEM NOT APPLICABLE) SIZE M₂

NUMBER OF GARAGE	<input type="text"/>	FLAT	<input type="text"/>	TOILET	<input type="text"/>	SHOWER OR BATHROOM	<input type="text"/>
ROOM	<input type="text"/>	OTHER	<input type="text"/>				

OUTBUILDINGS (*SCRATCH ITEM NOT APPLICABLE)

		SIZE	M ₂
*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 ₂	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"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>				

GARDEN

GOOD	AVERAGE	POOR	IRRIGATION SYSTEM	MANUAL	TIMER
<input type="text"/>	<input type="text"/>	<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	<input type="text"/>	Average	<input type="text"/>	Poor	<input type="text"/>
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IS YOUR PROPERTY SITUATED IN A BOOMED AREA

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

ERF/UNIT NO	<input type="text"/>	SUBURB / SCHEME NAME	<input type="text"/>
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SECTION 4 : SECTIONAL TITLE UNITS

SCHEME NO. NAME OF SCHEME FLAT NO UNIT SIZE m2

NAME 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"/>	<input type="text"/>	STUDY	<input type="text"/>
TV ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	SEPARATE TOILET		<input type="text"/>	PLAYROOM
SECURITY SYSTEM	<input type="text"/>			OTHER	<input type="text"/>		
OTHER	<input type="text"/>			OTHER	<input type="text"/>		

MONTHLY LEVY R

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? R

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE? R

OFFER RECEIVED 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 THE PROPERTY OBJECTED TO

ERF/UNIT NO	SUBURB / SCHEME NAME	DATE OF SALE	SELLING PRICE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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)

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

PLEASE COMPLETE

ERF/UNIT NO SUBURB / SCHEME NAME

OBJECTION FORM A : RESIDENTIAL PROPERTY

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 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 BY 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

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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