



Msunduzi Local Municipality
Real Estate & valuations

Phone: (033) 392 2869/2004/2274/2279/2455

www.msunduzi.gov.za

valuation.queries@msunduzi.gov.za

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



THE MUNICIPAL MANAGER

Msunduzi Local Municipality

LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN/OR OMITTED FROM THE VALUATION ROLL

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 objected to)

RE/Ptn/Erf/Unit no _____ 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 _____

EMAIL ADDRESS _____

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR _____

IDENTITY NO. _____ COMPANY OR CC REGISTRATION NO. _____

PHYSICAL ADDRESS OF OWNER _____ CODE _____

POSTAL ADDRESS OF OWNER _____ CODE _____

TELEPHONE NO. HOME _____ WORK _____

CELL _____ FAX _____

EMAIL ADDRESS _____

STATUS OF OBJECTOR (eg. Tenant, Pending, Purchaser, Municipality, etc) _____

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR*

NAME OF REPRESENTATIVE _____

POSTAL ADDRESS _____ CODE _____

TELEPHONE NO. HOME _____ WORK _____

CELL _____ FAX _____

EMAIL ADDRESS _____

***IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED, TO THIS FORM**

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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 _____ (if applicable)

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

SERVITUDE NO. _____ AFFECTED AREA (m²) _____

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 TITLES SEE SECTION 4) (INDICATE NUMBER OR STATE YES / NO

3.1 MAIN DWELLING

NO OF BEDROOMS _____ NO OF BATHROOMS _____ KITCHEN _____ LOUNGE _____

DINING ROOM _____ LOUNGE WITH DINING ROOM _____ STUDY _____ PLAYROOM _____

TELEVISION _____ LAUNDRY _____ SEPARATE TOILET _____ OTHER _____

OTHER _____ OTHER _____ OTHER _____

OUTBUILDINGS

NO OF GARAGES _____ GRANNY FLAT/ROOMS _____ OTHER _____

SIZE OF MAIN DWELLING (m²) _____ SIZE OF OUTBUILDING (m²) _____ SIZE OF OTHER OUTBUILDING (m²) _____

OTHER (ATTACH ANNEXURE)

SWIMMING POOL _____ BOREHOLE _____ GARDEN: GOOD _____ AVERAGE _____ POOR _____

OTHER _____ OTHER _____

FENCING: FRONT _____ BACK _____ SIDE 1 _____ SIDE 2 _____

TYPE _____ HEIGHT _____

DRIVEWAY (e.g. Bricks, pavers) _____

IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY YES _____ NO _____

OTHER FEATURES: _____

GENERAL CONDITION OF PROPERTY: GOOD _____ AVERAGE _____ POOR _____

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. _____ NAME OF SCHEME _____ FLAT NO./DOOR NO. _____

UNIT SIZE(m²) _____

NAME OF MANAGING AGENT _____

INDICATE NUMBERS OR STATE YES/NO

NO. OF BEDROOMS _____ NO. OF BATHROOMS _____ KITCHEN _____ LOUNGE _____

DINING ROOM _____ LOUNGE WITH DINING ROOM _____ STUDY _____

PLAYROOM _____ TELEVISION _____ LAUNDRY _____ SEPARATE TOILET _____

OTHER _____ OTHER _____ OTHER _____ OTHER _____

COMMON PROPERTY CONSISTS OF: DETAILS OF EXCLUSIVE AREAS

SWIMMING POOL(m ²) _____	GARAGE(m ²) _____
TENNIS COURT(m ²) _____	CARPORT(m ²) _____
OTHER(m ²) _____	OPEN PARKING(m ²) _____
OTHER(m ²) _____	STORE ROOM(m ²) _____
OTHER(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. _____

SALES TRANSACTIONS(OF OTHER PROPERTIES IN THE VICINITY) USED BY OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO

ERF/UNIT NO. _____ SUBURB/FARM/SCHEME NAME _____

DATE OF SALE _____ SELLING PRICE _____

SECTION 6: OBJECTION DETAILS	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY/UNIT NO.	_____	_____
CATEGORY	_____	_____
PHYSICAL ADDRESS/DOOR NO./FLAT NO.	_____	_____
EXTENT	_____	_____
MARKET VALUE	_____	_____
WITH EFFECT DATE	_____	_____
NAME OF OWNER	_____	_____
ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURE 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 SO 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

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 _____

WITH EFFECT DATE: YEAR _____ MONTH _____ DAY _____

REASONS _____

NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER* _____ DATE YEAR _____ MONTH _____ DAY _____

* Delete whichever is not applicable

SIGNATURE _____

SECTION 9: NOTIFICATION OF OUTCOME

SIGNATURE PRINT NAME DATE

VALUATION ROLL ADJUSTED _____

APPELLANT NOTIFIED _____

OWNER NOTIFIED _____

OBJECTION NO. _____ SIGNATURE OF PERSON WHO RECEIVED THE OBJECTION _____

NAME OF OWNER _____ DATE _____

NAME OF OBJECTOR IF NOT THE SAME _____

ERF NUMBER _____ TOWNSHIP NAME _____