



**Msunduzi Local Municipality**  
Real Estate & valuations

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

[www.msunduzi.gov.za](http://www.msunduzi.gov.za)

[valuation.queries@msunduzi.gov.za](mailto: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 ALMOND BANK

**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**

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

THE MUNICIPAL MANAGER

Msunduzi Local Municipality

**SECTION 2: PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)**

PHYSICAL ADDRESS \_\_\_\_\_ CODE \_\_\_\_\_

EXTENT OF PROPERTY (m<sup>2</sup>) \_\_\_\_\_

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 (m<sup>2</sup>) \_\_\_\_\_

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 (m<sup>2</sup>) \_\_\_\_\_ SIZE OF OUTBUILDING (m<sup>2</sup>) \_\_\_\_\_ SIZE OF OTHER OUTBUILDING (m<sup>2</sup>) \_\_\_\_\_**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 \_\_\_\_\_

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

THE MUNICIPAL MANAGER  
Msunduzi Local Municipality

**SECTION 4: SECTIONAL TITLE UNITS**

SCHEME NO. \_\_\_\_\_ NAME OF SCHEME \_\_\_\_\_ FLAT NO./DOOR NO. \_\_\_\_\_

UNIT SIZE(m<sup>2</sup>) \_\_\_\_\_

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 <sup>2</sup> ) _____	GARAGE(m <sup>2</sup> ) _____
TENNIS COURT(m <sup>2</sup> ) _____	CARPORT(m <sup>2</sup> ) _____
OTHER(m <sup>2</sup> ) _____	OPEN PARKING(m <sup>2</sup> ) _____
OTHER(m <sup>2</sup> ) _____	STORE ROOM(m <sup>2</sup> ) _____
OTHER(m <sup>2</sup> ) _____	GARDEN (m <sup>2</sup> ) _____
OTHER(m <sup>2</sup> ) _____	

**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)		
_____		



**Msunduzi Local Municipality**  
Real Estate & valuations

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

[www.msunduzi.gov.za](http://www.msunduzi.gov.za)  
[valuation.queries@msunduzi.gov.za](mailto:valuation.queries@msunduzi.gov.za)

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

THE MUNICIPAL MANAGER

Msunduzi Local Municipality

**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 \_\_\_\_\_