

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

OBJECTION NO.

THE MUNICIPAL MANAGER
SUNDAYS RIVER VALLEY MUNICIPALITY



LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTING IN OR OMITTED FROM THE GENERAL VALUATION ROLL
FOR THE PERIOD 01 JULY 2020 TO 30 JUNE 2024

COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO

ERF NO. SUBURB
UNIT NO SCHEME

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER
IDENTITY NO
COMPANY REGISTRATION NO
PHYSICAL ADDRESS CODE
POSTAL ADDRESS CODE
TELEPHONE NUMBER HOME CELL
EMAIL ADDRESS

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF THE OBJECTOR
IDENTITY NO
COMPANY REGISTRATION NO
POSTAL ADDRESS CODE
TELEPHONE NUMBER HOME CELL
EMAIL ADDRESS

STATUS OF THE OBJECTOR (e.g. tenant or municipality)

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE
POSTAL ADDRESS CODE
TELEPHONE NUMBER HOME CELL
EMAIL ADDRESS

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

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SECTION 2: PROPERTY DETAILS

(for sectional titles see section 4)

PHYSICAL ADDRESS CODE

EXTENT m²

MUNICIPAL ACCOUNT NO (if available)

NAME OF BOND HOLDER

REGISTERED AMOUNT OF BOND

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY

SERVITUDE NO		AFFECTED AREA		m ²
IN FAVOUR OF				
FOR PURPOSE OF				

WAS COMPENSATION PAID: YES NO

DATE OF PAYMENT

AMOUNT PAID R

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING

MAIN DWELLING	INDICATE THE NUMBER IN THE APPROPRIATE BOX		
NO OF BEDROOMS		NO OF BATHROOMS	
DINING ROOM		LOUNGE	
TELEVISION ROOM		DINING ROOM	
OTHER		OTHER	
OTHER		OTHER	

OUTBUILDING		SIZE OF MAIN DWELLING		m ²
NO OF GARAGES				
NO OF BEDROOMS		SIZE OF OUTBUILDING		m ²
OTHER		SIZE OF OTHER BUILDING		m ²
		TOTAL BUILDING SIZE		m ²

OTHER OUTBUILDINGS (ATTACH ANNEXURE)

OTHER FEATURES _____

GENERAL CONDITION OF PRPOERTY

GOOD AVERAGE POOR

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SECTION 4: SECTIONAL TITLES

SCHEME NO SCHEME NAME
 UNIT NO UNIT SIZE m²

INDICATE THE NUMBER IN THE APPROPRIATE BOX

NO OF BEDROOMS	<input type="text"/>	NO OF BATHROOMS	<input type="text"/>
DINING ROOM	<input type="text"/>	LOUNGE	<input type="text"/>
TELEVISION ROOM	<input type="text"/>	DINING ROOM	<input type="text"/>
OTHER	<input type="text"/>	OTHER	<input type="text"/>
OTHER	<input type="text"/>	OTHER	<input type="text"/>

MONTHLY LEVY R

COMMON PROPERTY CONSISTS OF

EXCLUSIVE USE AREAS

GARAGE	<input type="text"/>
CARPORT	<input type="text"/>
OPEN PARKING	<input type="text"/>
STORE ROOM	<input type="text"/>
GARDEN	<input type="text"/>
OTHER	<input type="text"/>

SECTION 5: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET

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

WHAT IS THE ASKING PRICE	<input type="text"/>	R	<input type="text"/>
OFFER RECEIVED	<input type="text"/>	R	<input type="text"/>
NAME OF AGENT	<input type="text"/>	TEL NO	<input type="text"/>

SALE TRANSACTIONS 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 AS REFLECTING IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY/ UNIT NO		
CATEGORY		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION CAN BE PROVIDED AS ANNEXURES

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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 THE 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 APPEAL BOARD

I/WE _____ HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT

DATE _____

SIGNATURE _____

OFFICIAL USE

SECTION 8: DECISION OF MUNICIPAL VALUER

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

REASONS OF MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER

SIGNATURE DATE

SECTION 9: NOTIFICATION OF OUTCOME

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