



City of Johannesburg
Valuations Service Directorate

Phone 011 375 5555

www.joburg.org.za
valuationenquiries@joburg.org.za

a world class African city

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

THE MUNICIPAL MANAGER

City of Johannesburg

OBJECTION NO. _____

LOGGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/
SUPPLEMENTARY VALUATION ROLL* FOR THE PERIOD 1 JULY _____ TO 30 JUNE _____ *Delete whichever is not applicable

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(COMPLETE A SEPERATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT NO. _____ SUBURB/SCHEME NAME _____

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY _____

IDENTITY NO. _____ COMPANY OR C.C REGISTRATION NO. _____

PHYSICAL ADDRESS OF OWNER _____ CODE _____

POSTAL ADDRESS OF OWNER _____ CODE _____

TELEPHONE NO. HOME _____ WORK _____

CELL _____ FAX _____

E-MAIL ADDRESS _____

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR _____

IDENTITY NO. _____ COMPANY OR C.C REGISTRATION NO. _____

POSTAL ADDRESS OF OBJECTOR _____ CODE _____

TELEPHONE NO. HOME _____ WORK _____

CELL _____ FAX _____

E-MAIL 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 _____

E-MAIL 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 _____	OTHER _____

OUTBUILDINGS

NO. OF GARAGES _____ GRANNY FLAT/ROOMS _____ OTHER _____
 SIZE OF MAIN DWELLING (m²) _____ SIZE OF OUTBUILDING (m²) _____ SIZE OF OTHER BUILDINGS (m²) _____

OTHER (ATTACH ANNEXURE)

SWIMMING POOL _____ BORE HOLE _____ TENNIS COURT _____ 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 _____ TEL NO. _____

INDICATE NUMBER OR STATE YES/NO

NO OF BEDROOMS _____ NO OF BATHROOMS _____ KITCHEN _____ LOUNGE _____ DINING ROOM _____

LOUNGE WITH DINING ROOM _____ STUDY _____ PLAYROOM _____ TELEVISION _____ LAUNDRY _____ SEPERATE TOILET _____

OTHER _____ OTHER _____ OTHER _____ OTHER _____

COMMON PROPERTY CONSISTS OF:

SWIIMMING POOL (m²) _____

TENNIS COURT (m²) _____

OTHER (m²) _____

OTHER (m²) _____

OTHER (m²) _____

DETAILS OF EXCLUSIVE AREAS

GARAGE (m²) _____

CARPORT (m²) _____

OPEN PARKING (m²) _____

STORE ROOM (m²) _____

GARDEN (m²) _____

OTHER (m²) _____

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 _____

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 _____

REASONS OF THE VALUATION BOARD

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 _____