



**MADIBENG LOCAL MUNICIPALITY  
GENERAL VALUATION OBJECTION FORM  
MUNICIPAL OFFICE, VAN VELDEN STREET, BRITS  
NORTH-WEST PROVINCE**

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

THE MUNICIPAL MANAGER:

OBJECTION NO.

MADIBENG LOCAL MUNICIPALITY

FORM/RECEIPT NO.

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2029, IN TERMS OF SECTION 50(1)(C) OF THE LOCAL GOVERNMENT, MUNICIPAL PROPERTY RATES ACT 2004 (ACT NO.6 OF 2004)



(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/UNIT NO.  SUBURB/ SCHEME NAME

**SECTION 1: OBJECTION INFORMATION**

**1.1 WHERE THE 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 ( )

CEL  FAX NO ( )

E-MAIL ADDRESS

**1.2 WHERE THE OBJECTOR IS NOT THE OWNER OR THE MUNICIPALITY IS THE OBJECTOR**

NAME OR OBJECTOR:

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

POSTAL ADDRESS OF OWNER  CODE

TELEPHONE NO.: HOME ( )  WORK ( )

CEL  FAX NO ( )

E-MAIL ADDRESS

STATUS OF OBJECTOR (e.g. Tenant, Pending, Purchaser, Municipality etc)

**1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

NAME OF REPRESENTATIVE:

POSTAL ADDRESS  CODE

TELEPHONE NO.: HOME ( )  WORK ( )

CEL  FAX NO ( )

E-MAIL ADDRESS

**FORM A: RESIDENTIAL (FULL TITLE)**

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

PHYSICAL ADDRESS  
(IF AVAILABLE)

CODE

EXTENT OF PROPERTY/STAND

m<sup>2</sup>

MUNICIPAL ACCOUNT NO:

(if available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND
<input type="text"/>	<input type="text"/>

(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 IN APPROPRIATE BOX)  
**MAIN DWELLING**

NO. OF BEDROOMS	NO. OF BATHROOMS	KITCHEN	LOUNGE
DINING ROOM	LOUNGE WITH DINING ROOM	STUDY	PLAYROOM
TELEVISION ROOM	LAUNDRY	SEPARATE TOILET	OTHER
OTHER	OTHER	SIZE OF MAIN DWELLING m <sup>2</sup>	

**OUTBUILDINGS**

NO OF GARAGES	SIZE OF MAIN DWELLING	m <sup>2</sup>
GRANNY FLAT/ROOMS	SIZE OF OUTBUILDING	m <sup>2</sup>
OTHER	SIZE OF OTHER BUILDINGS	m <sup>2</sup>

3.2

**OTHER BUILDINGS – ATTACH AS ANNEXURE A**  
**OTHER**

SWIMMING POOL	TENNIS COURT	BORE HOLE	GARDEN	GOOD	AVERAGE	POOR
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
OTHER	OTHER					

**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"/>

**DRIVE WAY: (e.g. Bricks, pavers)**

Tick

YES NO

IS YOUR PROPERTY SITUATED IN A  
BOOMED OR SECURITY AREA

YES NO

OTHER FEATURES: .....

**GENERAL CONDITION OF PROPERTY: Tick**

GOOD	AVERAGE	POOR
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

**FORM A: RESIDENTIAL (SECTIONAL TITLE USED FOR RESIDENTIAL PURPOSES)**  
**SECTION 4: SECTIONAL TITLE UNITS**

SCHEME NO:  NAME OF SCHEME  NO  SIZE

NAME OF MANAGING AGENT  TEL NO.

INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX

NO. OF BEDROOMS		NO. OF BATHROOMS		KITCHEN		LOUNGE	
DINING ROOM		LOUNGE WITH DININGROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDRY		SEPARATE TOILET		OTHER	
OTHER		OTHER					

MONTHLY LEVY  R

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF:		GARAGE	
SWIMMING POOL		CARPOT	
TENNIS COURT		OPEN PARKING	
OTHER		STORE ROOM	
OTHER		GARDEN	
OTHER		OTHER	

**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 PAST 12 MONTHS, WHAT WAS THE ASKING  
 PRICE?

R

OFFER RECEIVED  R

OFFER RECEIVED  R

NAME OF AGENT:

TEL NO:

SALE TRANSACTIONS (OF OTHER SIMILAR PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING  
 THE DEEMED MARKET VALUE OF THE PROPERTY OBJECTED TO. (IF INSUFFICIENT SPACE PROVIDE ANNEXURE D)

ERF / UNIT NO	SUBURB / 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.		
RATING CATEGORY		
PHYSICAL ADDRESS		
EXTENT m <sup>2</sup>		
MARKET VALUE AS ON 1/7/2024		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURE E 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 DOCUMENTS OR INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTION OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

I/WE \_\_\_\_\_ HEREBY DECLARE THAT THE ABOVE INFORMATION AND ATTACHED PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

DATE:

YEAR	MONTH	DAY

SIGNATURE: \_\_\_\_\_

**OFFICIAL USE**

**SECTION 8: DECISION OF MUNICIPAL VALUER**

DISCRIPTION OF THE PROPERTY	
CATEGORY	
PHYSICAL ADDRESS /DOOR/FLAT	
EXTENT	
MARKET VALUE AS ON 1/7/2024	
NAME OF OWNER	

REASON OF THE MUNICIPAL VALUER

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAME OF MUNICIPAL VALUER/  
ASSISTANT MUNICIPAL VALUER

DATE: \_\_\_\_\_

SIGNATURE:

**SECTION 9: NOTIFICATION OF OUTCOME**

VALUATION ROLL ADJUSTED

OBJECTOR NOTIFIED

OWNER NOTIFIED

SECTION 52(1) (a)

WHERE APPLICABLE

SIGNATURE	DATE