# UMSOBOMVU MUNICIPALITY

**LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, ACT 2000 (6 OF 2000)**
**GENERAL VALUATION ROLL 2026/27 TO 2030/31**

**OBJECTION PERIOD: 02 MARCH 2026 – 30 APRIL 2026**

## OBJECTION FORM A - RESIDENTIAL

| OBJECTION NUMBER | | MUNICIPAL DATE STAMP |
|---|---|---|

Any person may, within the period stated above; (a) inspect the roll during office hours; (b) on payment of a reasonable fee, request the municipality during office hours to make extracts from the roll and (c) lodge an objection with the municipal manager against any matter reflected in or omitted from the roll. An objection must be in relation to a specific individual property and not against the valuation roll as such. A municipal manager must assist an objector to lodge an objection if that objector is unable to read or write. **Note: A separate objection must be completed per individual property objected to.**

**This objection form contains the minimum information to be captured for lodging of a valid objection. The objection must be submitted to the Municipal Manager by no later than the date stated above. No late objections will be accepted.**

| SECTION A | REGISTERED PROPERTY DESCRIPTION | | | | |
|---|---|---|---|---|---|
| ERF NUMBER | | PORTION | | TOWNSHIP | |
| SECTIONAL SCHEME NAME | | UNIT NUMBER | | | |

| SECTION B | INFORMATION OF THE REGISTERED OWNER | | |
|---|---|---|---|
| NAME | | SURNAME | |
| ID NUMBER | | | |
| COMPANY / TRUST | | | |
| POSTAL ADDRESS | | SUBURB | CODE |
| STREET ADDRESS | | CODE | |
| EMAIL | | | |
| CONTACT NUMBER (H) | | (W) | |
| CONTACT NUMBER (C) | | FAX | |

| SECTION C | INFORMATION OF OBJECTOR OR REPRESENTATIVE | | |
|---|---|---|---|
| NAME | | SURNAME | |
| ID NUMBER | | | |
| POSTAL ADDRESS | | SUBURB | CODE |
| EMAIL | | | |
| CONTACT NUMBER (W) | | CELL | |

**IF A REPRESENTITIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED AS ANNEXURE A**

| OBJECTION FORM A - RESIDENTIAL | OBJECTION NUMBER | |
|---|---|---|

| SECTION D | DESCRIPTION OF IMPROVEMENTS |
|---|---|

A copy of the approved building plans must be attached to this objection. If it is a Sectional Title property objected to, the Sectional Title Register must be attached. Attach as **ANNEXURE B**

| | | | | | |
|---|---|---|---|---|---|
| BEDROOMS | | BATHROOMS | | SEPARATE WC | |
| DINING ROOM | | LOUNGE | | KITCHEN | |
| STUDY | | PATIO OPEN | | PATIO ENCLOSED | |
| FAMILY ROOM | | LAUNDRY | | PANTRY | |
| SWIMMING POOL | | LAPA | | BOREHOLE | |
| OTHER_1 | | | | | |
| OTHER_2 | | | | | |
| OTHER_3 | | | | | |
| GARAGES | | FLATLET | | OTHER BUILDINGS | |

| GENERAL DESCRIPTION OF IMPROVEMENTS |
|---|
| |

Attach a Site Layout Plan to **ANNEXURE C**

| | | | | | |
|---|---|---|---|---|---|
| DWELLING | | m² | OUT BUILDING | | m² |
| NUMBER OF FLATS | | | EXTENT OF FLATLET/S | | m² |
| EXTENT OF SERVITUDE | | m² | EXTENT OF ERF | | m² |

Should the extent of the property be under objection, then the following documents must be attached as **ANNEXURE D**. a) LG Diagram and b) Title Deed

| SECTION E | PROPERTY CATEGORY |
|---|---|

The Act makes provision that a property category must be awarded to each property. The category must be determined in accordance with the following; a) the use of the property, b) the lawful use of the property or c) a combination of both a) and b). A property used for multiple purposes must, for rates purposes, be assigned to a category determined by the municipality for properties used for; (a) a purpose corresponding with the permitted use of the property, (b) a purpose corresponding with the dominant use of the property or c) a multiple purpose use.

| | | |
|---|---|---|
| ARE THE PROPERTY BEING USED FOR MULTIPLE PURPOSES | YES | NO |

| | | | |
|---|---|---|---|
| IF (YES), CONFIRM THE DIFFERENT USES | USE 1 | | |
| USE 2 | | USE 3 | |

| | | | | | |
|---|---|---|---|---|---|
| WHAT IS THE EXTENT FOR EACH USE | | | USE 1 | | m² |
| USE 2 | | m² | USE 3 | | m² |

| OBJECTION FORM A - RESIDENTIAL | OBJECTION NUMBER | |
|---|---|---|

| SECTION F | MARKET INFORMATION AND OPEN MARKET VALUE |
|---|---|

For the purposes of a general valuation, a municipality must determine a date that may not be more than 12 months before the start of the financial year in which the valuation roll is to be first implemented. The general valuation must reflect the market value of properties determined in accordance with; (a) market conditions which applied as at the date of valuation; and (b) any other applicable provisions of this Act.

| DATE OF VALUATION AS DETERMINED ACCORDING TO SECTION 31 | 01 July 2025 |
|---|---|

Subject to any other applicable provisions of the Act, the market value of a property is the amount the property would have realised if sold on the date of valuation in the open market by a willing seller to a willing buyer. Should it be the opinion of the objector that the value of the property as reflected in the valuation roll is incorrect. The objector must provide ample reasons, by means of comparable sales, that proofs the opposite. The comparable sale must be a reasonable replacement of the property objected to. It must be reasonable similar to the objected property in terms of, amongst others, extent, shape, land use and other features. It must be confirmed that the sale used for comparison, must conform to the definition of Open Market Value.

**It is important to note, that the objection must be in terms of the information presented or omitted from the valuation roll, and it should not be an objection against levying of Rates and Taxes**

| REASON FOR OBJECTION. Should more space be required, attach as ANNEXURE E |
|---|
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| |

Comparable sales must be completed below as a comparison to the subject property;

| ERF NUMBER | PORTION | PURCHASE PRICE | PURCHASE DATE | EXTENT DWELLING | EXTENT OUT BLD |
|---|---|---|---|---|---|
| | | | | | |
| Describe the sale; | | | | | |

| ERF NUMBER | PORTION | PURCHASE PRICE | PURCHASE DATE | EXTENT DWELLING | EXTENT OUT BLD |
|---|---|---|---|---|---|
| | | | | | |
| Describe the sale; | | | | | |

**OBJECTION FORM A - RESIDENTIAL** **OBJECTION NUMBER**

| ERF NUMBER | PORTION | PURCHASE PRICE | PURCHASE DATE | EXTENT DWELLING | EXTENT OUT BLD |
|---|---|---|---|---|---|
| | | | | | |

Describe the sale;

| SECTION G | GENERAL VALUATION |
|---|---|

State, in the table below, the suggested changes to the General Valuation Roll;

| DESCRIPTION | INFORMATION AS REFLECTED IN THE VALUATION ROLL | SUGESTED CHANGESS REQUESTED BY THE OBJECTOR |
|---|---|---|
| ERF NUMBER | | |
| PORTION | | |
| TOWNSHIP | | |
| SECTIONAL SCHEME NAME | | |
| SECTION NUMBER | | |
| DOOR NUMBER | | |
| PROPERTY CATEGORY | | |
| ERF EXTENT | $m^2$ | $m^2$ |
| MARKET VALUE | R | R |
| REGISTERED OWNER | | |

| SECTION H | 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, INROFMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEAL BOARD**

I / WE

HEREWITH DECLARE THAT THE INFORMATION PROVIDED IN THE OBJECTION IS TRUE AND CORRECT

| | | |
|---|---|---|
| YEAR | MONTH | DAY |

SIGNATURE OF OBJECTOR

**OBJECTION FORM A - RESIDENTIAL** **OBJECTION NUMBER**

| ANNEXURE | ANNEXURE DESCRIPTION | ATTACHED | |
|---|---|---|---|
| | | YES | NO |
| A | AUTHORISED REPRESENTITIVE | | |
| B | APPROVED BUILDING PLANS AND SECTIONAL REGISTER | | |
| C | SITE LAYOUT PLAN | | |
| D | LG DIAGRAMS AND TITLE DEED | | |

| SECTION I | OFFICE USE |
|---|---|

DECISION OF VALUER

| DESCRIPTION | DECISION OF VALUER |
|---|---|
| FARM NUMBER | |
| PORTION | |
| FARM NAME | |
| REGISTRATION DIVISION | |
| PROPERTY CATEGORY | |
| EXTENT OF LAND | $m^2$ |
| MARKET VALUE | R |
| REGISTERED OWNER | |

| REASON FOR DECISION |
|---|
| |
| |

| DESCRIPTION | COMMENT | DATE |
|---|---|---|
| VALUATION ADJUSTED | | |
| OBJECTOR NOTIFIED | | |
| OWNER NOTIFIED | | |
| IS SECTION 52(1)(a) REQUIRED | | |

| | |
|---|---|
| NAME OF MUNICIPAL VALUER | |
| REGISTRATION NUMBER (SACPVP) | |

| | | |
|---|---|---|
| | | |
| YEAR | MONTH | DAY |

SIGNATURE OF VALUER