

# OBJECTION FORM



## MERAUFONG CITY LOCAL MUNICIPALITY

### MUNICIPAL MANAGER

Po Box 3

CARLETONVILLE

2500

Tel: 018 788 9500

## FORM B: NON RESIDENTIAL

(Eg. Shops, Offices etc)

LODGING AN OBJECTION AGAINST A MATTER REFLECTED IN THE GENERAL VALUATION ROLL FOR THE PERIOD 01 July 2026 TO 30 June 2031

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPERATE FORM FOR EACH ENTRY OBJECTED TO)

ERF / PORTION / UNIT NO .....

SUBURB / FARM / SCHEME NAME .....

FARM NO:..... REG. DIV .....

### For Office use

Date Received: ..... / ..... / 2026

Objection No: .....

Objectors Name: .....

Information captured By: .....

## 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.....  
E –MAIL ADDRESS.....

### 1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR.....  
IDENTITY NO. .... COMPANY OR CC REGISTRATION NO.....  
POSTAL ADDRESS OF OBJECTOR..... CODE.....  
TELEPHONE NO HOME..... WORK.....  
CELL..... FAX.....  
E – MAIL ADDRESS.....  
STATUS OF OBJECTOR (e.g. Tenant,Pending Purchaser,Municipality, etc).....

### 1.3 AUTHORISED REPRESENTATIVE\* OF THE OBJECTOR:

NAME OF REPRESENTATIVE.....  
IDENTITY NO..... COMPANY OR CC REGISTRATION NO.....  
POSTAL ADDRESS OF REPRESENTATIVE..... CODE.....  
TELEPHONE NO. HOME..... WORK.....  
CELL..... FAX.....  
E – MAIL ADDRESS.....

**\*IF A REPRESENTATIVE IS APPOINTED. PROOF OF AUTHORIZATION MUST BE ATTACHED**

## SECTION 2 – PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION 4)

OWNER PHYSICAL ADDRESS..... CODE.....  
EXTENT OF PROPERTY m<sup>2</sup>..... MUNICIPAL ACCOUNT NO.....(if available)  
NAME OF BONDHOLDER..... REGISTERED AMOUNT OF BOND.....(if available)  
FULL DETAILS OF ALL SERVITUTES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST PROPERTY (if available)  
.....  
SERVITUDE NO..... AFFECTED AREA m<sup>2</sup>.....  
IN FAVOUR OF.....  
FOR THE PURPOSE.....  
WAS COMPENSATION PAID? YES..... NO..... IF YES, DATE OF PAYMENT..... AMOUNT R.....

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



### SECTION 4 – SECTIONAL TITLE UNITS

SCHEME NO..... NAME OF SCHEME..... UNIT NO. / DOOR NO.....  
 UNIT SIZE.....m<sup>2</sup>  
 MANAGING AGENT NAME..... TEL NO.....

**TENANT AND RENT INFORMATION – ANNEXURE A**

NAME OF TENANT	SIZE m <sup>2</sup>	RENTAL (EXCL VAT)	ESCALATION	OTHER CONTRIBUTION	TERM OF LEASE	START DATE
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**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>	CARPOR.....	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>	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 USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO:  
 (IF INSUFFICIENT SPACE PROVIDE ANNEXURE F)

ERF / UNIT NO	SUBURB / FARM / SCHEME NAME	DATE OF SALE	SELLING PRICE

### SECTION 6 – OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF PROPERTY / UNIT NO		
CATEGORY		
PHYSICAL ADDRESSNO. / FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

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

### 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 THE 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.

SIGNATURE..... DATE.....20.....

OFFICIAL USE

**SECTION 8 – DECISION BY MUNICIPAL VALUER**

DESCRIPTION OF PROPERTY OR UNIT NO.	
CATEGORY	
PHYSICAL ADDRESS, DOOR NUMBER, FLAT OR UNIT NUMBER	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

**REASONS OF THE MUNICIPAL VALUER:**

.....  
.....  
.....  
.....

NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER.....

SIGNATURE..... DATE.....20.....

**SECTION 9 – NOTIFICATION OF OUTCOME**

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