



# **WELCOME TO CITY OF JOHANNESBURG GVR2023 ONLINE SYSTEM USER GUIDELINE**

**This document provides you with steps that you will need in order to:**

- Register your profile
- Lodge an online objection for your property
- Search for your property
- Upload section 51 documents to your objection

a world class African city

jo'burg Home Dashboard Property Search Upload Documents Help Register Login

**City of Johannesburg - General Valuation Roll**

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The general valuation roll 2023 is made available on the website as prescribed by the Municipal Property Rates Act, 6 of 2004 amended.

In terms of the relevant legislation, comments regarding the General Valuation Roll will not be deemed to be an objection to the roll as intended in Section 50 and/or other relevant sections of the Municipal Property Rates Act, 6 of 2004 amended.

Objections must be submitted as prescribed by the relevant legislation above, and according to the official objection procedure announced by the City of Johannesburg.

**Close**

Search Property

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**OBJECTION PROCESS**

The owner of properties within the boundaries of the City of Johannesburg or any other person have the right to inspect the general valuation roll and object to the entry in the roll where the owner or any other person disagrees with the entry in the roll or against an omission from the roll.

**The Local Government Municipal Property Rates Act No.6 of 2004 (as amended) stipulates that:**  
-- Section48

A valuation roll must list all properties in the municipality determined in terms of section 30 (3). The valuation roll must reflect the following particulars in respect of each property as at the date of valuation to the extent that such information is reasonably determinable, the following entries may be objected against:

- a) The registered or other description of the property.
- b) The category determined in terms of section 8 in which the property falls.
- c) The physical address of the property.
- d) The extent of the property.
- e) The market value of the property, if the property was valued.
- f) The name of the owner, and
- g) Any other prescribed particulars.

City of Johannesburg

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- g) Any other prescribed particulars.

Search Property

**STEP: 1**

**WELCOME TO GVR2023 ONLINE SYSTEM.**

Please note in order for you to be able to access the system you first have to be registered.

Kindly click on "Register" to create your profile



Register as Individual

Register as Company

**STEP 2:**

Please choose the type of a person you will be registering as.



**Create a new Profile.**

Email

First Name

Last Name

ID Number  Passport Number

ID Number

Passport Number

Phone Number

Password

Confirm password

Register

**STEP 3:**

Registering as an individual.

Fill in all your details in the blank fields.

Please ensure that all required fields are completed.

### Create a new Profile.

Email
Company Name
Company Registration
Phone Number
Password
Confirm password

Register

#### STEP 4:

Registering as an Company.  
Fill in all your details in the blank fields.  
Please ensure that all required fields are completed.

### Use your e-mail account to log in.

Email
Password
<input type="checkbox"/> Remember me?

Log in

[Forgot Password](#)

#### STEP 5:

After clicking on register an email will be sent to you from COJ confirming your details.  
Now you can log in on your profile using your email as username and password.

**STEP : 6**

Here on dashboard you will be able to view all your linked, objected, appeal properties as well as notification on your profile.

Click on the "Property Search" Button to start linking properties to your profile.

Linked Properties						
Property Description	Category	Town Name	Market Value	Options		

  

Properties Objected On						
Objection No.	Property Description	Category	Town Name	Market Value	Status	Options

  

Properties with An Appeal						
Objection No.	Property Description	Category	Town Name	Market Value	Options	

  

Notifications	
Message	Date
Welcome to COJ online objection	2023/01/31 00:00:00

## Property Search

Please Fill at least one of the following fields:

**Township(required):**

**Address:**

**Stand:**

**Scheme Name:**

**Unit No:**

**STEP 7:**

At minimum select the township of your property to search for the property you want to object on.

Fill in all details of the property in the blank fields (Optional).

Click "Search" to proceed.

## Search Results

Show 10 entries

Search:

**STEP 8:**  
Click on the township to select your property.  
You can also search in the search field using any of the filters on the headers.

TOWNSHIP	ADDRESS	STAND NO.	PORTION	Re	SCHEME NAME	SCHEME NO.	SCHEME YEAR	UNIT NO.	UNIT TYPE	Market Value	Extent	Category	Effective Date	REMARKS
<a href="#">ABBOTSFORD</a>	1 THIRD STREET	2	0	00	CASCATA	236	2013	4	ST	R 3250000	0	Residential	2022-07-01	
<a href="#">ABBOTSFORD</a>	1 THIRD STREET	2	0	00	CASCATA	236	2013	5	ST	R 3811000	0	Residential	2022-07-01	
<a href="#">ABBOTSFORD</a>	1 THIRD STREET	2	0	00	CASCATA	236	2013	6	ST	R 3400000	0	Residential	2022-07-01	
<a href="#">ABBOTSFORD</a>	1 THIRD STREET	2	0	00	CASCATA	236	2013	7	ST	R 3772000	0	Residential	2022-07-01	
<a href="#">ABBOTSFORD</a>	1 THIRD STREET	2	0	00	CASCATA	236	2013	8	ST	R 3289000	0	Residential	2022-07-01	
<a href="#">ABBOTSFORD</a>	1 THIRD STREET	2	0	00	CASCATA	86	2015	9	ST	R 3650000	0	Residential	2022-07-01	
<a href="#">ABBOTSFORD</a>	1 THIRD STREET	2	0	00	CASCATA	86	2015	10	ST	R 3219000	0	Residential	2022-07-01	
<a href="#">ABBOTSFORD</a>	1 THIRD STREET	2	0	00	CASCATA	86	2015	11	ST	R 4150000	0	Residential	2022-07-01	
<a href="#">ABBOTSFORD</a>	1 THIRD STREET	2	0	00	CASCATA	86	2015	12	ST	R 3427000	0	Residential	2022-07-01	
<a href="#">ABBOTSFORD</a>	1 THIRD STREET	2	0	00	CASCATA	86	2015	13	ST	R 1400000	0	Residential	2022-07-01	

### Property Details:

**STEP 9:**  
Confirm that all details are correct Prior to adding the property to your profile.

Township:	ABBOTSFORD
Stand:	2
Portion:	0
Re:	00
Address:	1 THIRD STREET

Property Category	Extent	Effective Date	Value
Residential	199	2022-07-01	R 3 250 000

Remarks	
Owner	

### Scheme Details:

Scheme Name		
CASCATA		
Scheme Number	Scheme Year	Unit No.
236	2013	4

[Add Property](#)

**STEP 10:**  
Subsequent to adding your property, please click on the object to commence with the objection process.  
To unlink property from your profile please click on "Unlink".

Linked Properties

Property Description	Category	Town Name	Market Value	Options
UNIT 4, CASCATA, (236/2013), ABBOTSFORD	Residential	ABBOTSFORD	R 3250000	<a href="#">Object</a> <a href="#">Unlink</a>

Properties Objected On

Objection No.	Property Description	Category	Town Name	Market Value	Status	Options
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Properties with An Appeal

Objection No.	Property Description	Category	Town Name	Market Value	Options
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Notifications

Message	Date
Welcome to COJ online objection	2023/01/31 00:00:00



### Disclaimer | Online Objection

You are about to commence with the online objection process.

If you wish to upload supporting documents, please ensure your supporting evidence is ready and meets the following criteria:

- The evidence attachments must be in PDF format
- You may upload up to 10 attachments
- The maximum size for all the evidence attachments should not exceed 30 MB
- Each attachment may have as many pages as necessary if it does not exceed total upload size of 30 MB.

The municipality assumes no responsibility or liability for any errors or omissions in the content of this site. The information contained in this site is provided on an "as is" basis with no guarantees of completeness, accuracy, usefulness, or timeliness.

By click on the check box you confirm that you have read and understand the above information.

### STEP 11:

Please tick on the check box to continue to the next page.



### Property Type

Choose the property type that you want to object on.

- Residential
- Agricultural
- Business Other
- Multiple Purpose

### Objector Type

Choose the type of Objector.

- Owner
- Third Party Objector
- Representative

### STEP 12:

Please choose property type you want to object on and type of objector.

Please note that this user manual is a summary of all forms.

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

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

When the objector is the owner.  
Fill in all your details in the blank fields.  
Please ensure that all required fields are completed.

### SECTION 1: OBJECTOR INFORMATION

#### 1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY

ID Number  Passport Number

ID Number

COMPANY OR C.C REGISTRATION NO.

#### PHYSICAL ADDRESS OF OWNER

\*OWNER NAME (required)

\*STREET NAME (required)

\*SUBURB NAME (required)

\*TOWN NAME (required)

When the objector is the owner Continued.  
Fill in all your details in the blank fields.  
Please ensure that all required fields are completed.

\*POSTAL CODE (required)

**CONTACT DETAILS**  
Please fill at least one of the contact details fields.

\*HOME TELEPHONE

\*WORK TELEPHONE

\*CELL

FAX

\*E-MAIL ADDRESS (required)

Next

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

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

When the objector is a third party  
Fill in all your details in the blank fields.  
Please ensure that all required fields are completed.

**SECTION 1: OBJECTOR INFORMATION**

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

\*NAME OF OBJECTOR (required)

ID Number  Passport Number   
ID Number

COMPANY OR CC REGISTRATION NO.

**POSTAL ADDRESS OF OBJECTOR**

\*OWNER NAME (required)

\*STREET NAME (required)

\*SUBURB NAME (required)

\*TOWN NAME (required)

\*POSTAL CODE (required)

**1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

\*NAME OF REPRESENTATIVE (required)

**POSTAL ADDRESS OF REPRESENTATIVE**

\*OWNER NAME (required)

\*STREET NAME (required)

\*SUBURB NAME (required)

\*TOWN NAME (required)

\*POSTAL CODE (required)

**CONTACT DETAILS**  
Please fill at least one of the contact details fields.

\*HOME TELEPHONE

\*WORK TELEPHONE

\*CELL

FAX

\*E-MAIL ADDRESS (required)

**IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED, TO THIS FORM Upload Letter**

Please Note the document should be in PDF format

When the objector is a representative.  
Fill in all your details in the blank fields.  
Please note:  
1. Ensure that all required fields are completed  
2. As a representative you must submit the letter of authorisation.



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

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
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(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

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

PHYSICAL ADDRESS

1 THIRD STREET  
ABBOTSFORD

\*POSTAL CODE (required)

EXTENT OF PROPERTY (m2)

199

MUNICIPAL ACCOUNT NO (if available)

NAME OF BOND HOLDER

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

dd/mm/yyyy

AMOUNT (R)

Previous

Next

Fill in all your details in the blank fields.

Please ensure that all required fields are completed.

Section 2 Continued.

Fill in all your details in the blank fields.

Please ensure that all required fields are completed.

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

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
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(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLES SEE SECTION 4)

3.1 MAIN DWELLING

NO. OF BEDROOMS

NO. OF BATHROOMS

STATE YES OR NO (IF YES INDICATE NUMBER OF ROOMS)

KITCHEN  Yes  No

LOUNGE  Yes  No

DINING ROOM  Yes  No

LAUNDRY  Yes  No

STUDY  Yes  No

PLAYROOM  Yes  No

TV ROOM  Yes  No

SEPARATE TOILET  Yes  No

LOUNGE WITH DINING ROOM  Yes  No

OTHER (1)

OTHER (2)

OTHER (3)

Fill in and select all your applicable details in the blank fields.

Please ensure that all required fields are completed.

Section 3 continued.  
 Fill in and select all your applicable details in the blank fields.  
 Please ensure that all required fields are completed.

### 3.2 OUTBUILDING

NO. OF GARAGES

GRANNY FLAT/ROOMS

OTHER

SIZE OF MAIN DWELLING (m2)

SIZE OF OUTBUILDING (m2)

SIZE OF OTHER BUILDING (m2)

TOTAL SIZE OF ALL BUILDINGS (m2)

### 3.3 OTHER BUILDINGS (ATTACH ANNEXURE)

SWIMMING POOL  Yes  No      BORE HOLE  Yes  No      TENNIS COURT  Yes  No

GARDEN  GOOD  AVERAGE  POOR

OTHER (1)

OTHER (2)

FENCING  Yes  No

FENCING	FRONT	BACK	SIDE 1	SIDE 2
Type	e.g. Wood, Masonry	e.g. Wood, Masonry	e.g. Wood, Masonry	e.g. Wood, Masonry
Height (CM)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

DRIVEWAY (e.g. Bricks, pavers)

IS YOUR PROPERTY SITUATED IN A BOOMED AREA OR SECURITY  Yes  No

OTHER FEATURES:

OTHER FEATURE CONDITION      GENERAL CONDITION OF PROPERTY

GOOD  AVERAGE  POOR       GOOD  AVERAGE  POOR

Section 3 Continued.  
 Fill in and select all your applicable details in the blank fields.  
 Please ensure that all required fields are completed.

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

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
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Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

Fill in and select all your applicable details in the blank fields.  
 Please ensure that all required fields are completed.

### SECTION 4: SECTIONAL TITLE UNITS

#### 4.1 SECTIONAL TITLE UNITS

SCHEME NAME

SCHEME NO.

FLAT NO./UNIT NO.

UNIT SIZE (m2)

NAME OF MANAGEMENT AGENT

TEL NO.

NO OF BEDROOMS

NO OF BATHROOMS

Monthly Levy (R)

Section 4 Continued.  
 Fill in and select all your applicable details in the blank fields.  
 Please ensure that all required fields are completed.

KITCHEN  Yes  No      LOUNGE  Yes  No      DINING ROOM  Yes  No  
 LAUNDRY  Yes  No      STUDY  Yes  No      PLAYROOM  Yes  No  
 TV ROOM  Yes  No      SEPARATE TOILET  Yes  No      LOUNGE WITH DINING ROOM  Yes  No

OTHER (1)   
 OTHER (2)   
 OTHER (3)   
 OTHER (4)

**COMMON PROPERTY CONSISTS OF:**  
 SWIMMING POOL   
 TENNIS COURT   
 OTHER (1)   
 OTHER (2)   
 OTHER (3)

**DETAILS OF EXCLUSIVE AREAS**  
 GARAGE (m2)   
 CARPORT (m2)   
 OPEN PARKING (m2)   
 STORE ROOM (m2)   
 GARDEN (m2)   
 OTHER (4)

Previous Next

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

LOADING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
 DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
 (COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

Fill in and select all your applicable details in the blank fields.  
 Please ensure that all required fields are completed.

**SECTION 5: MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET, WHAT IS THE ASKING PRICE?  
      OFFER RECEIVED (R)

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS, WHAT WAS THE ASKING PRICE?  
      OFFER RECEIVED (R)

NAME OF AGENT       TEL NO.

SALES TRANSACTIONS(OF OTHER PROPERTIES IN THE VICINITY) USED BY OBJECTOR IN DETERMINING THE MARKET VALUES OF THE PROPERTY OBJECTED TO  
      SUBURB/FARM/SCHEME NAME

     SELLING PRICE (R)

ERF/UNIT

DATE OF SALE

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

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
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Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

Fill in on the "changes requested by objector" for the changes that you want to make.  
Please ensure that all required fields are completed.

SECTION 6: OBJECTION DETAILS

PARTICULARS AS REFLECTED IN VALUATION ROLL

DESCRIPTION OF THE PROPERTY/UNIT

UNIT 4, CASCATA, (236/2013), ABBOTSFORD

CATEGORY

Residential

PHYSICAL ADDRESS/DOOR NO./FLAT NO.

1 THIRD STREET

EXTENT

199

MARKET VALUE

R 3 250 000

NAME OF OWNER

CHANGES REQUESTED BY OBJECTOR

DESCRIPTION OF THE PROPERTY/UNIT

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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FORM D: Multiple Purpose (The use of a property for more than one purpose)

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

When objecting on a multi-purpose property,  
Fill in all your details of the both property in the blank fields.  
Please ensure that all required fields are completed.

BUSINESS, FACTORIES, OFFICES, SCHOOLS

SECTION 3: DESCRIPTION OF BUILDINGS (FOR SECTIONAL TITLES SEE SECTION 4)

(INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

TENANT AND RENT INFORMATION - ANNEXURE A

NAME OF TENANT

SIZE

RENTAL (EXCL VAT)

ESCALATION OF RENTAL

OTHER CONTRIBUTIONS

TERM OF LEASE

START DATE

dd/mm/yyyy

3.2 SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY ETC. - ANNEXURE B

3.3 STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR - ANNEXURE C

3.4 BUILDING SIZES - ANNEXURE D

BUILDING NO.

SIZE (m<sup>2</sup>)

DESCRIPTION e.g. Used as a shop, office, etc

CONDITION

3.5 IF THE PROPERTY HAS NOT BEEN DEVELOPED TO ITS HIGHEST AND BEST USE, INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT. (m<sup>2</sup>)

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE IF NECESSARY)

When objecting on the Multi-Purpose property continued,  
Fill in all your details in the blank fields.  
Please ensure that all required fields are completed.

Previous

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FORM D: Multiple Purpose (The use of a property for more than one purpose)

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

When objecting on a Multi-Purpose property,  
Fill in and select all your applicable details in  
the blank fields.  
Please ensure that all required fields are  
completed.

AGRICULTURAL HOLDINGS OR FARMS

SECTION 3: DESCRIPTION OF BUILDINGS (INFORMATION UNDER 3.1 TO 3.4 TO BE SUPPLIED BY MEANS OF ANNEXURES AS FOLLOWS)

3.1 MAIN DWELLING ON FARM/HOLDING

NO OF BEDROOMS

NO OF BATHROOMS

STATE YES OR NO (IF YES INDICATE NUMBER OF ROOMS)

KITCHEN  Yes  No

LOUNGE  Yes  No

DINING ROOM  Yes  No

LAUNDRY  Yes  No

STUDY  Yes  No

PLAYROOM  Yes  No

TV ROOM  Yes  No

SEPARATE TOILET  Yes  No

LOUNGE WITH DINING ROOM  Yes  No

OTHER (1)

SIZE OF MAIN DWELLING (m2)

3.2 OTHER BUILDING (ATTACH ANNEXTURE A)

BUILDING NO.

DESCRIPTION

SIZE (m2)

CONDITION

IS THE BUILDING FUNCTIONAL  Yes  No

3.3 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURAL? (e.g Business, mining, eco-tourism, trading in or hunting of game)

Yes  No

IF YES: DESCRIBE THE USE(S)

IF NECESSARY PROVIDE ANNEXURE B

3.4 LAND ANALYSIS

NON-AGRICULTURAL (REFER TO 3.3)(ha)

GRAZING (ha)

UNDER IRRIGATION(ha)

DRY LAND (ha)

PERMANENT CROPS (ha)

OTHER (1) (ha)

When objecting on the Multi-Purpose  
property continued.  
Fill in and select all your applicable details  
in the blank fields.  
Please ensure that all required fields are  
completed.

When Objecting on the Multi-Purpose property continue.  
Fill in and select all your applicable details in the blank fields.  
Please ensure that all required fields are completed.

HAVE YOU APPLIED FOR A REZONING OR CONSENT USE?  Yes  No

**CONSENT USE e.g as guest house, business, etc**  
GIVE DETAILS:

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED?  Yes  No

IF YES: GIVE NEW FARM DESCRIPTION

HAS THE TOWNSHIP APPLIED FOR OR PROCLAIMED?  Yes  No

IF YES: GIVE DETAILS

**TENANT AND RENT INFORMATION - ANNEXURE C**  
NAME OF TENANT

SIZE(m2)

RENTAL (EXCL VAT)

ESCALATION OF RENTAL

OTHER CONTRIBUTIONS

TERM OF LEASE

START DATE  
dd/mm/yyyy

USE

**FORM D: Multiple Purpose (The use of a property for more than one purpose)**

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

Fill in and select all your applicable details in the blank fields.  
Please ensure that all required fields are completed.

**SECTION 4: SECTIONAL TITLE UNITS**

**4.1 SECTIONAL TITLE UNITS (BUSINESS)**

SCHEME NAME

SCHEME NO.

FLAT NO/DOOR NO.

UNIT SIZE (m2)

NAME OF MANAGEMENT AGENT

TEL NO.

SHOPS (m2)

OFFICES (m2)

FACTORIES (m2)

Fill in and select all your applicable details in the blank fields.  
Please ensure that all required fields are completed.

OTHER (1)	OTHER (1) (m2)
OTHER (2)	OTHER (2) (m2)
OTHER (3)	OTHER (3) (m2)
<b>TENANT AND RENT INFORMATION - ANNEXURE A (ADD ANNEXURE FOR ADDITIONAL INFORMATION)</b>	
NAME OF TENANT	SIZE (m2)
RENTAL (EXCL VAT)	ESCALATION
OTHER CONTRIBUTIONS	TERM OF LEASE
MONTHLY LEVY (R)	START DATE dd/mm/yyyy
<b>COMMON PROPERTY CONSISTS OF:</b>	<b>DETAILS OF EXCLUSIVE AREAS</b>
SWIMMING POOL	GARAGE (m2)
TENNIS COURT	CARPORT (m2)
OTHER (1)	OPEN PARKING (m2)
OTHER (2)	STORE ROOM (m2)
OTHER (3)	GARDEN (m2)
	OTHER (4)
<input type="button" value="Previous"/>	<input type="button" value="Next"/>

**FORM D: Multiple Purpose (The use of a property for more than one purpose)**

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

**SECTION 6: OBJECTION DETAILS**

Fill in on the "changes requested by objector" for changes that you want to make on your properties in the blank fields.  
Please ensure that all required fields are completed.

PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY/UNIT UNIT 4, CASCATA, (236/2013), ABBOTSFORD	DESCRIPTION OF THE PROPERTY/UNIT <input type="text"/>
CATEGORY	CATEGORY
PHYSICAL ADDRESS/DOOR NO./FLAT NO.	PHYSICAL ADDRESS/DOOR NO./FLAT NO.
EXTENT	EXTENT
MARKET VALUE	MARKET VALUE
NAME OF OWNER	NAME OF OWNER
CATEGORY Residential	CATEGORY
EXTENT 199	EXTENT
MARKET VALUE R 3 250 000	MARKET VALUE

Fill in on the "changes requested by objector" for changes that you want to make on your properties in the blank fields.

Please ensure that all required fields are completed.

CATEGORY Residential	CATEGORY
EXTENT 199	EXTENT
MARKET VALUE R 3 250 000	MARKET VALUE
CATEGORY	CATEGORY
EXTENT	EXTENT
MARKET VALUE	MARKET VALUE
CATEGORY	CATEGORY
EXTENT	EXTENT
MARKET VALUE	MARKET VALUE

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

Previous Next

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

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

Kindly upload all documents you are providing as evidence for your objection.

#### Upload Documents

Please Note the document should be in PDF format

Document Size (10 mb)

Choose Files No file chosen

Previous

Next

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

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/ SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2027  
DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

Fill in your name(s) as a declaration of the accuracy of the information provided.  
Kindly sign and accept the signature prior to your submission.

#### 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.

\*SIGNATURE(required)

Clear Accept signature

Previous

Submit



Number of uploaded documents will be displayed here.  
Kindly download the acknowledgement letter as it contains your objection number and the list of documents uploaded.

**ACKNOWLEDGEMENT**

Your objection has been lodged.

Thank you for objecting.

Property Description: UNIT 4, CASCATA, (236/2013), ABBOTSFORD

OBJECTION NUMBER: **OBJ-10425**

You Uploaded **0** Document(s)

**Here are the documents you uploaded:**

Download acknowledgement
Close

All the objected Properties will move from "Linked Properties" to "Properties objected on"  
You can also view your form, acknowledgement letter and add evidence.

**Linked Properties**

Property Description	Category	Town Name	Market Value	Options
No data available				

**Properties Objected On**

Objection No.	Property Description	Category	Town Name	Market Value	Status	Options
OBJ-10425	UNIT 4, CASCATA, (236/2013), ABBOTSFORD	Residential	ABBOTSFORD	R 3 250 000	Obj-Lodged	<span style="border: 1px solid #2e8b57; color: white; padding: 2px 5px;">View Form</span> <span style="border: 1px solid #2e8b57; color: white; padding: 2px 5px; margin-left: 5px;">Acknowledgement</span> <span style="border: 1px solid #2e8b57; color: white; padding: 2px 5px; margin-left: 5px;">Add Evidence</span>

**Properties with An Appeal**

Objection No.	Property Description	Category	Town Name	Market Value	Options
No data available					

**Notifications**

Message	Date
Welcome to COJ online objection	2023/01/31 00:00:00

Section 51 Uploads

Objection Uploads

## City of Johannesburg

### OBJECTION

The owner of properties within the boundaries of the City of Johannesburg or any other person have the right to inspect the general valuation roll and object to the entry in the roll where the owner or any other person disagrees with the entry in the roll or against an omission from the roll.

**The Local Government Municipal Property Rates Act No.6 of 2004 (as amended) stipulates that: -- Section48**

A valuation roll must list all properties in the municipality determined in terms of section 30 (3).

The valuation roll must reflect the following particulars in respect of each property as at the date of valuation to the extent that such information is reasonably determinable, the following entries may be objected against:

- a) The registered or other description of the property.
- b) The category determined in terms of section 8 in which the property falls.
- c) The physical address of the property.
- d) The extent of the property.
- e) The market value of the property, if the property was valued.
- f) The name of the owner, and
- g) Any other prescribed particulars.

Search Property

Click on the "Upload Documents" to upload your missing documents.

Please note :

1. On the "Section 51 uploads" only owners of the property will have to upload documents as they are not the one who objected on the property (when objection is lodged by a third party not the owner nor representative).

2. On the "Objection Upload" should you fail to upload documents on the same time you lodged your objection, you will be given 48hours to upload them subsequent to the objection submission.

Upload documents by making use of objection number and pin that was provided to you when you submitted your objection.



No Properties Found in the Supplementary Roll, Please try again.

Try Again

Property Omitted

Please note should your property not be found on property search you can object by clicking on "property omitted"



#### Disclaimer | Online Objection Omission

You are about to commence with the online objection omission process.

If you wish to upload supporting documents, please ensure your supporting evidence is ready and meets the following criteria:

- The evidence attachments must be in PDF format
- You may upload up to 10 attachments
- The maximum size for all the evidence attachments should not exceed 30 MB
- Each attachment may have as many pages as necessary if it does not exceed total upload size of 30 MB.

Please ensure that you have the following information for Free Hold Property:

- Town Name
- ERF / Stand Number
- Portion
- RE
- Property Right (if applicable)

Please ensure that you have the following information for Sectional Title Property:

- Town Name
- Scheme Name
- Scheme Number
- Scheme Year
- Unit No
- Property Right (if applicable)

If you do not have any of the above information, you are able to get this information from the following objection centres listed below.

The municipality assumes no responsibility or liability for any errors or omissions in the content of this site. The information contained in this site is provided on an "as is" basis with no guarantees of completeness, accuracy, usefulness, or timeliness.

By click on the check box you confirm that you have read and understand the above information.

Carefully read the disclaimer prior to clicking on the tick box below to start with the objection.



### Property Type

Free Hold Property  Sectional Title Property

Submit

Select your property type and fill in all your property details in the bank fields  
Click on "Submit" to commence with the objection.



a world class African city