



# **KwaDukuza Local Municipality eServices**

## **GV 2026 Implementation – Public User Manual**

Version 1.0

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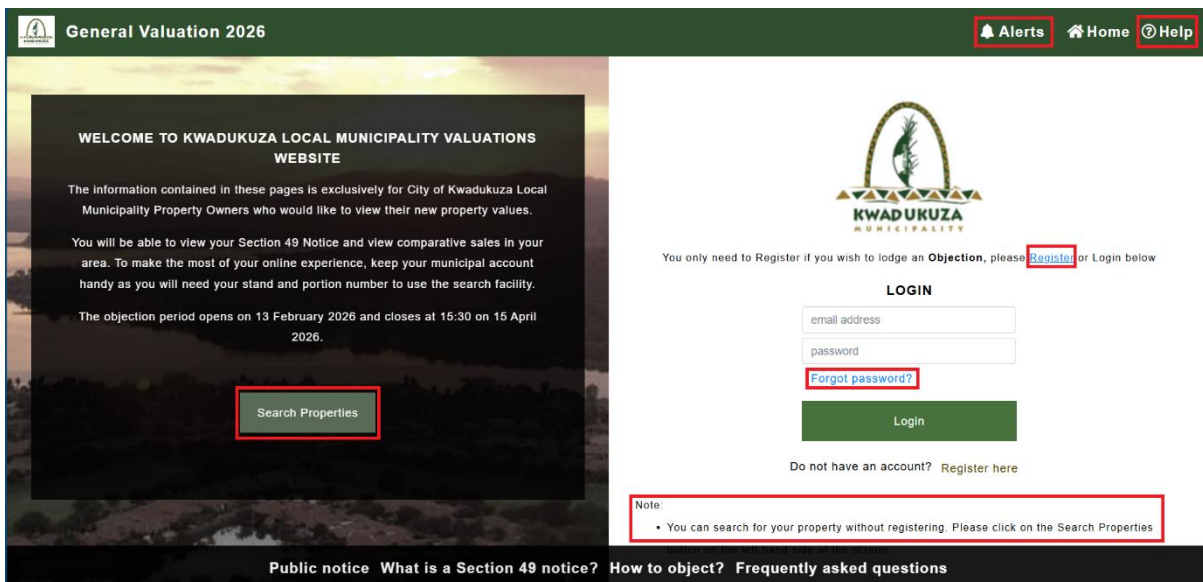
# 1. Introduction

- The KwaDukuza e-Service GV 2026 application is designed for the KwaDukuza Local Municipality to manage the properties within the municipal according to the Municipal Property Rate Act.
  - The General Valuation Roll 2026 was generated in July and will be open for public inspection at municipal centres as well as online.
  - Ekurhuleni requested a platform where the public will be able to search and view their property valuation details as well as lodge an online objection.

This document details how to operate the KwaDukuza eServices GV2026 system by general public.

# 2. How to access the KwaDukuza eServices GV 2026 System?

- Access the Public Website via the following:  
<https://publicportal.evaluations.co.za/KDMeServices/>
- The Public Website home page will be displayed.



- **E-Services Home Page Overview** – From e-Services Home user can access the following items:
  - **Search and View Properties**
  - **View Alerts**
  - **Register Account**
  - **Login**
  - **Forgot Password**
  - **View Notes and**
  - **Download Help File**

- Users who are not registered under e-Services can Search & View the Properties.
- In order to search the required property, click on “**Search Properties**” shown below.

Search Properties

- Click on the “**Search Properties**” button in order to accept the terms and conditions of using the Public Website.
- The following will be displayed on screen.

#### DISCLAIMER

These pages contain data and information that are subject to copyright under the law of South Africa. The contents are offered for on-line browsing, as a service, subject to change, suspension or termination without notice and without any guarantee or warranties of any kind being given or implied as to the accuracy or suitability of the contents for any purpose whatsoever.

The contents may not be copied, reproduced, redistributed to third parties in any form for any purpose whatsoever, or applied to commercial use without the written consent of the Council.

The general valuation roll 2026 is made available on the website as prescribed by the Municipal Property Rates Act, 6 of 2004.

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.

Objections and appeals must be submitted as prescribed by the relevant legislation above, and according to the official objection procedure announced by the Kwadukuza Local Municipality.

I do not accept

I accept

- Select the “**I accept**” button in order to accept the terms and conditions and to proceed to search for a property. If the user selects the “**I do not accept**” button, then they will not be allowed to search for a property on the public website.

- Users can View the Alerts and count down of the Objection Period.

---

Alerts:

---

**Objection Period closes on**  
15 April 2026 at 03:30 PM.

---

**Objection Period closes in**

**in 2 months**

- In order to lodge an objection, users need to Register from the home page.



You only need to Register if you wish to lodge an Objection, please [Register](#) or Login below

### LOGIN

  
  
[Forgot password?](#)  

Do not have an account? [Register here](#)

**Note:**

- You can search for your property without registering. Please click on the Search Properties button on the left hand side of the screen.

Note: A user needs to **Register** into this application to lodge an objection against the property.

- Already registered users can login into the application by capturing the login credentials.

### LOGIN

  
  
[Forgot password?](#)

- In instances where user forgotten the password, user can access the **forgot password** link from the home page.

**LOGIN**

[Forgot password?](#)

Do not have an account? [Register here](#)

- Users can View User friendly Notes under the Login button which emphasize the usability of the application.

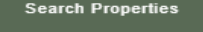
Note:

- You can search for your property without registering. Please click on the Search Properties button on the left hand side of the screen.

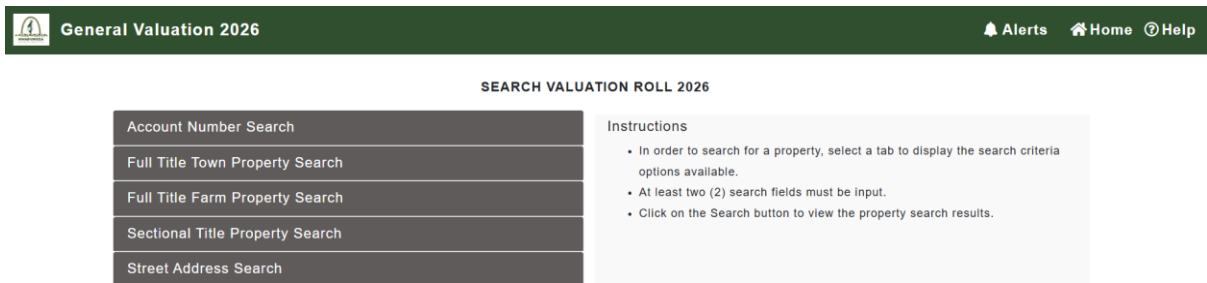
1. Users can access the application **Help** from the Menu, from where users can View &



### 3. How to find my property?

To find a property, click on the  button from the home page. A disclaimer will appear on the page. After reading and accepting the disclaimer, the different search options available will be displayed as shown in the image below which consists of following search types:

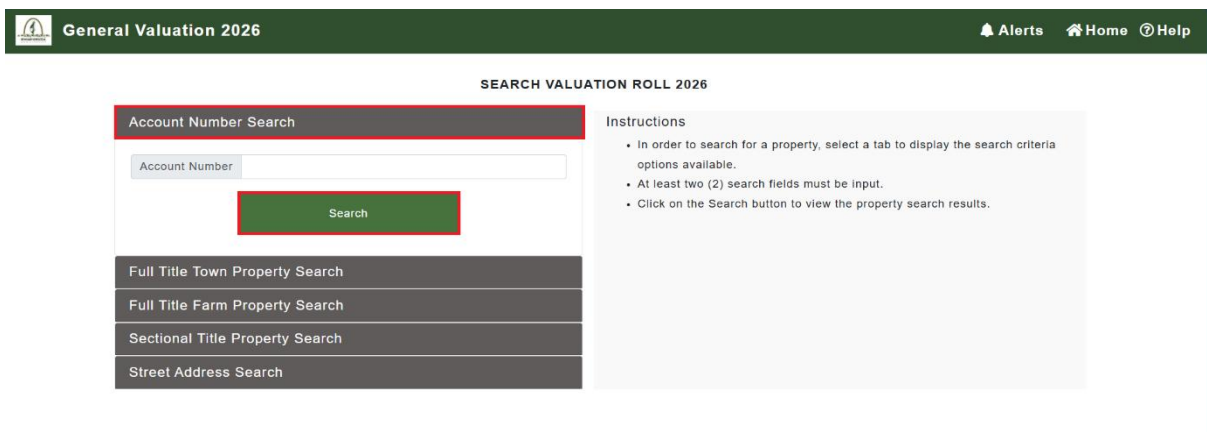
- Account Number Search
- Full Title Town Property Search
- Full Title Farm Property Search
- Sectional Title Property Search
- Street Address Property Search



- Browse through the available options. After determining which option suits you best, select that option. The search fields available for the selected option will appear on selection.

#### 1. Account Number Search:

- The Search with the account number screen will be displayed as shown in the image below:



- Capture data in the Account Number field.
- After capturing data into the account number field, click the search button as shown in the image below:

SEARCH VALUATION ROLL 2026

**Account Number Search**

Account Number:

**Full Title Town Property Search**

**Full Title Farm Property Search**

**Sectional Title Property Search**

**Street Address Search**

**Instructions**

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

- The results based on the entered search criteria will be displayed as shown below.

RESULTS

Description	Street Address	Rating Category	Market Value	
ERF 160 OF PORT ZIMBALI	160 FORESTWOOD 160	RES	R 6,110,000	<input type="button" value="View"/>

[← Back to search](#)

- Click the corresponding  button of the property to view the property valuation details.

**2. Search for a Full Title Town Property:**

- The Search for a Full Title Property screen will be displayed as shown in the image below:

SEARCH VALUATION ROLL 2026

**Account Number Search**

**Full Title Town Property Search**

ERF Number:

Portion Number:

Township:

**Full Title Farm Property Search**

**Sectional Title Property Search**

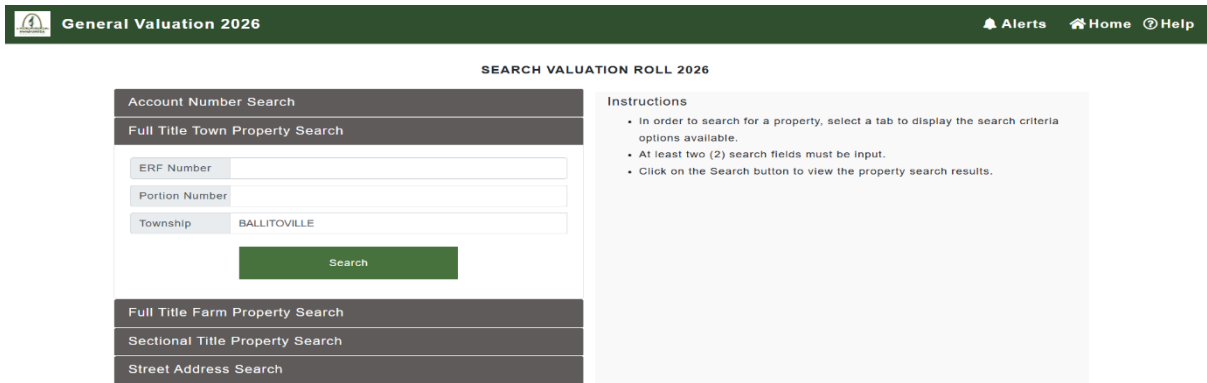
**Street Address Search**

**Instructions**

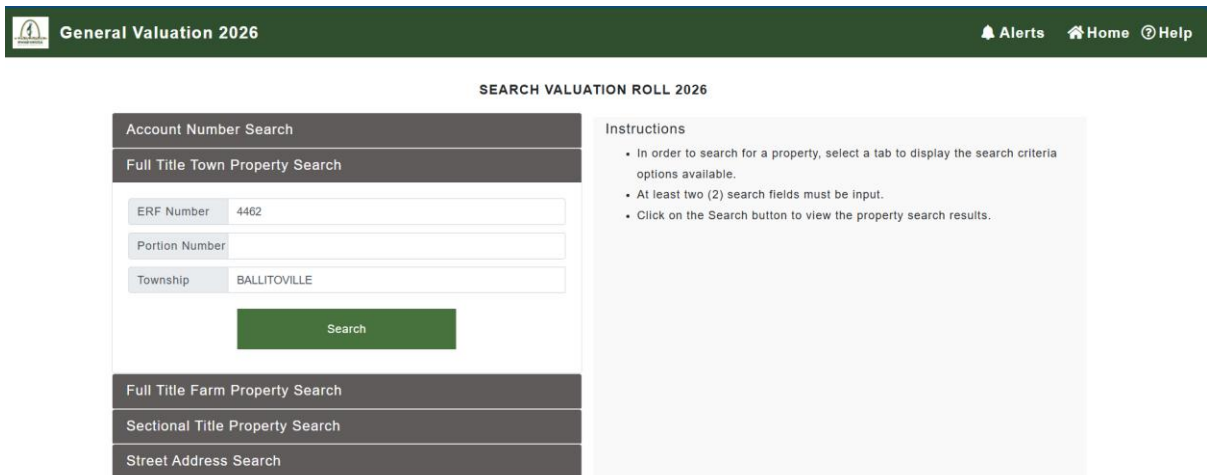
- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

- Capture at least two (2) data fields: ERF Number, Portion Number and/ Township fields.
- When user captures into the Township field, system will predict and list the related results. The scroll bar will be available for user to scroll and locate the required township.
- User can refine the search for system to predict lesser results related to the

- characters captured within the township field. See below a refined list with lesser options:



- After capturing data into the search fields, click the search button as shown in the image below:



- The results based on the entered search criteria will be displayed. If no properties could be found, the application will alert you of this with an on-screen message. Properties found will appear in a table as shown below:

General Valuation 2026				
SEARCH VALUATION ROLL 2026				
RESULTS				
Description	Street Address	Rating Category	Market Value	
ERF 4462 OF BALLITOVILLE	4462 BALITOVILLE 4462	Residential	R 4,240,000	<a href="#">View</a>

[← Back to search](#)

- Click the corresponding [View](#) button of the property you want to select and View.
- The valuation details of the selected property will be displayed on the following page.
- After completing a search, you may want to begin a new search. To do this you must restart your current search.

### 3. Search for a Full Title Farm Property:

- The Farm Property Search screen will be displayed as shown in the image below:

General Valuation 2026 Alerts Home Help

SEARCH VALUATION ROLL 2026

Account Number Search

Full Title Town Property Search

**Full Title Farm Property Search**

Sectional Title Property Search

Street Address Search

Instructions

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

Portion Number

Farm Number

Farm Name

Search

- Capture at least two (2) data fields: Portion Number, Farm Number and/ Farm Name fields.
- When user captures the Farm Name field, system will predict and list the related results. The scroll bar will be available for user to scroll and locate the required farm name.

General Valuation 2026 Alerts Home Help

SEARCH VALUATION ROLL 2026

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Sectional Title Property Search

Street Address Search

Instructions

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

Portion Number

Farm Number

Farm Name Um

UMHLALI

UMHLALI WAGEN DRIFT

UMVOTI VIEW

- User can refine the search for system to predict lesser results related to the characters captured within in the farm name field. See below a refined list with lesser options:

**SEARCH VALUATION ROLL 2026**

Account Number Search

Full Title Town Property Search

**Full Title Farm Property Search**

Portion Number

Farm Number

Farm Name

[Search](#)

Sectional Title Property Search

Street Address Search

**Instructions**

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

- After capturing data into the search fields, click the search button as shown below:

**SEARCH VALUATION ROLL 2026**

Account Number Search

Full Title Town Property Search

**Full Title Farm Property Search**

Portion Number

Farm Number

Farm Name

[Search](#)

Sectional Title Property Search

Street Address Search

**Instructions**

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

- The results based on the entered search criteria will be displayed. If no properties could be found, the application will alert you of this with an on-screen message. Properties found will appear in a table as shown below.

**RESULTS**

Description	Street Address	Rating Category	Market Value	
PORTION 17 OF THE Farm UMHLALI NO. 1126	17 FARM UMHLALI NO. 1126 POR 17	Agriculture	R 11,840,000	<a href="#" style="background-color: #4CAF50; color: white; padding: 2px 5px; text-decoration: none;">View</a>

[← Back to search](#)

- Click the corresponding [View](#) button of the property you want to select.
- The valuation details of the selected property will be displayed on the following page.
- After completing a search, you may want to begin a new search. To do this you must restart your current search.

#### 4. Search for a Sectional Title Property:

- The Sectional Title Property Search screen will be displayed as shown in the image below:

General Valuation 2026 Alerts Home Help

SEARCH VALUATION ROLL 2026

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

**Sectional Title Property Search**

Street Address Search

Scheme Name

Section Number

Search

Instructions

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

- Capture at least two (2) data fields: Scheme Name, Scheme Number, Scheme Year and/ Section Number fields.
- When user captures the Scheme Name field, system will predict and list the related results. The scroll bar will be available for user to scroll and locate the required scheme.

General Valuation 2026 Alerts Home Help

SEARCH VALUATION ROLL 2026

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

**Sectional Title Property Search**

Street Address Search

Scheme Name sh

Section Number

SHAKA'S HEAD BUSINESS PARK

SHAKAS VIEW

SHAYAMOYA

SHEFFIELD GARDENS

SHEFFIELD HILLS

SHEFFIELD MANOR

SHEFFIELD VILLAS

SHORTENS COUNTRY ESTATE

Instructions

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

- User can refine the search for system to predict lesser results related to the characters captured within the scheme name field. See below a refined list with lesser options:

General Valuation 2026 Alerts Home Help

SEARCH VALUATION ROLL 2026

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Sectional Title Property Search

Scheme Name: Shak

Section Number: SHAKA'S HEAD BUSINESS PARK, SHAKAS VIEW

Search

Street Address Search

Instructions

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

- After capturing data into the search fields, click the search button as shown below:

General Valuation 2026 Alerts Home Help

SEARCH VALUATION ROLL 2026

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Sectional Title Property Search

Scheme Name: SHAKAS VIEW

Section Number: 2

Search

Street Address Search

Instructions

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

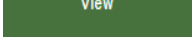
- The results based on the entered search criteria will be displayed. If no properties could be found, the application will alert you of this with an on-screen message. Properties found will appear in a table

General Valuation 2026 Alerts Home Help

RESULTS

Description	Street Address	Rating Category	Market Value	
SECTION 2 OF SHAKAS VIEW [115/2010]	2 SHAKAS VIEW 2	Residential	R 1,859,000	View

← Back to search

- Click the corresponding  button of the property you want to select
- The valuation details of the selected sectional title property will be displayed on following the page.
- After completing a search, you may want to begin a new search. To do this you must restart your current search.

## 5. Search by Street Address:

- The Find by Street Address search screen will be displayed as shown in the image below:

General Valuation 2026 Alerts Home Help

SEARCH VALUATION ROLL 2026

Account Number Search  
Full Title Town Property Search  
Full Title Farm Property Search  
Sectional Title Property Search  
**Street Address Search**

Street Name   
Street Number   
Township/Farm Name

Search

Instructions

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.

- Capture data in the street name, street number and/ township fields.

General Valuation 2026 Alerts Home Help

SEARCH VALUATION ROLL 2026

Account Number Search  
Full Title Town Property Search  
Full Title Farm Property Search  
Sectional Title Property Search  
Street Address Search

Street Name   
Street Number   
Township/Farm Name

Search

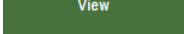
Instructions

- In order to search for a property, select a tab to display the search criteria options available.
- At least two (2) search fields must be input.
- Click on the Search button to view the property search results.


- Data has to be entered in any two of the above fields for the search to begin (Two Mandatory fields to be captured)
- Click on the search button as shown above.
- The results based on the entered search criteria will be displayed. If no properties could be found, the application will alert you of this with an on-screen message. Properties found will appear in a table

General Valuation 2026				
RESULTS				
Description	Street Address	Rating Category	Market Value	
ERF 195 OF ETETE	195 ETETE	Residential	R 92,000	<a href="#">View</a>

[← Back to search](#)

- Click the corresponding  button of the property you want to select
- The valuation details of the selected property will be displayed on the page
- After completing a search, you may want to begin a new search. To do this you must restart your current search.

#### 4. How to View Property Valuation Details published in GV 2026?

- To View the Property Valuation Details, follow the succeeding steps:
- Access a property using any of the search options available (steps to search for a property are displayed above)
- Click the corresponding  button of the property you want to select as shown below.

General Valuation 2026				
RESULTS				
Description	Street Address	Rating Category	Market Value	
ERF 195 OF ETETE	195 ETETE	Residential	R 92,000	<a href="#">View</a>

[← Back to search](#)

- Once clicked corresponding property profile, screen will be displayed as shown below.

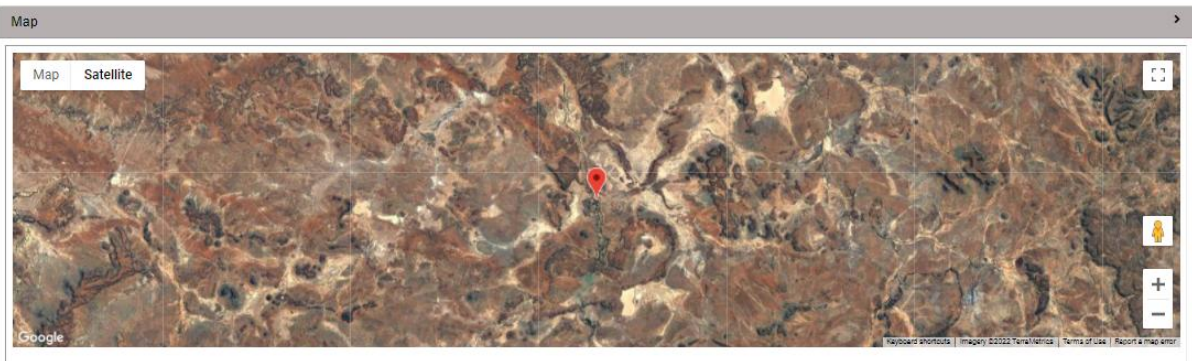


### ERF 195 OF ETETE

Valuation Roll Details	
Legal Description	ERF 195 OF ETETE
Street Address	195 ETETE
Ownership	HLONGWANE TR
Extent	311 sqm.
Market Value	R 92,000
Rating Category	Residential
Other Particulars	
Notes	

My Activity
<a href="#">Download Objection form</a>
<a href="#">Download Section 49 notice</a>
You can link this Property to your profile for future reference. To do this you need to <a href="#">register</a> and <a href="#">login</a> to the system.
<a href="#">register objection</a>

- Property Profile shows the Property Valuation Details as shown above.
- User can choose to either Download Objection form or Section 49 form of the corresponding property as shown above.
- User can choose to view the Maps Menu as shown below from the property profile.



## 5. How to Download an Objection Form?

- To download an objection form:
- Access a property using any of the **search** options available (steps to search for a property are displayed above) and view the corresponding property profile.

General Valuation 2026 Alerts Home Help

ERF 195 OF ETETE

Valuation Roll Details	
Legal Description	ERF 195 OF ETETE
Street Address	195 ETETE
Ownership	HLONGWANE TR
Extent	311 sqm.
Market Value	R 92,000
Rating Category	Residential
Other Particulars	
Notes	

My Activity

- Download Objection form
- Download Section 49 notice

You can link this Property to your profile for future reference. To do this you need to [register](#) and [login](#) to the system.

register objection

- Click on the Objection Form link [Download Objection form](#) in the downloads section as shown above.
- You can choose to either open or save the objection form.
- The open option will open the pdf file in a pdf viewer on your computer. If you selected to save the file, you may choose the location on your computer to save the file.

On download the Objection Form, screen below shall be displayed.

Kwadukuza Local Municipality  
Valuations Service

Phone: 032 437 5000

[www.Kwadukuza.gov.za](http://www.Kwadukuza.gov.za)

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



THE MUNICIPAL MANAGER  
Kwadukuza Local Municipality

100022

**LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN/OR OMITTED FROM THE GENERAL VALUATION ROLL 2026.**

1 JULY 2026 TO 30 JUNE 2029

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(Complete a separate form for each entry objected to)

RE/Ptn/Erf/Unit no ERF 195 OF ETETE SUBURB/SCHEME NAME

**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

EMAIL ADDRESS

## 6. How to Download a Section 49 Notice?

To download a Section 49 Notice:

- Access a property using any of the search options available (steps to search for a property are displayed above) and view the corresponding property profile.

General Valuation 2026

Alerts
Home
Help

**ERF 195 OF ETETE**

Valuation Roll Details	My Activity																
<table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #eee;">Legal Description</td><td style="text-align: right;"><b>ERF 195 OF ETETE</b></td></tr> <tr><td style="background-color: #eee;">Street Address</td><td style="text-align: right;"><b>195 ETETE</b></td></tr> <tr><td style="background-color: #eee;">Ownership</td><td style="text-align: right;"><b>HLONGWANE TR</b></td></tr> <tr><td style="background-color: #eee;">Extent</td><td style="text-align: right;"><b>311 sqm.</b></td></tr> <tr><td style="background-color: #eee;">Market Value</td><td style="text-align: right;"><b>R 92,000</b></td></tr> <tr><td style="background-color: #eee;">Rating Category</td><td style="text-align: right;"><b>Residential</b></td></tr> <tr><td style="background-color: #eee;">Other Particulars</td><td></td></tr> <tr><td style="background-color: #eee;">Notes</td><td></td></tr> </table>	Legal Description	<b>ERF 195 OF ETETE</b>	Street Address	<b>195 ETETE</b>	Ownership	<b>HLONGWANE TR</b>	Extent	<b>311 sqm.</b>	Market Value	<b>R 92,000</b>	Rating Category	<b>Residential</b>	Other Particulars		Notes		<div style="background-color: #444; color: white; padding: 5px; margin-bottom: 5px;">My Activity</div> <ul style="list-style-type: none"> <li><a href="#">Download Objection form</a></li> <li style="border: 2px solid red; padding: 2px;"><a href="#">Download Section 49 notice</a></li> </ul> <p style="font-size: 0.8em; margin-top: 10px;">You can link this Property to your profile for future reference. To do this you need to <a href="#">register</a> and <a href="#">login</a> to the system.</p> <div style="background-color: #444; color: white; text-align: center; padding: 5px; margin-top: 10px;">register objection</div>
Legal Description	<b>ERF 195 OF ETETE</b>																
Street Address	<b>195 ETETE</b>																
Ownership	<b>HLONGWANE TR</b>																
Extent	<b>311 sqm.</b>																
Market Value	<b>R 92,000</b>																
Rating Category	<b>Residential</b>																
Other Particulars																	
Notes																	

- Click on the Section 49 Notice link [Download Section 49 notice](#) in the Download section
- You can choose to either open or save the Section 49 Form.
- The open option will open the pdf file in a pdf viewer on your computer. If you selected to save the file, you may choose the location on your computer to save the file

On download the Section 49 Form, below screen shall be displayed.



14 Chief Albert Luthuli  
Street, Kwadukuza  
Tel: 032 437 5000

Website: [www.kwadukuza.gov.za](http://www.kwadukuza.gov.za)

2026/02/11



S49 - 2864

BY HAND

**NOTICE IN TERMS OF SECTION 49 OF THE MUNICIPAL PROPERTY RATES ACT OF 2004**

**Dear Property Owner**

Notice is hereby given in terms of Section 49 (1) (a) (i) of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), hereinafter referred to as the "Act", that the General Valuation roll for the financial years 2026 to 2029 is open for public inspection at the Municipal Offices, General Justice Mpanza Building, 104 Mahatma Gandhi Street, KwaDukuza or Nokukhanya Luthuli House, 10 Leonora Drive, Ballito or all KwaDukuza municipal libraries as well as the Municipalities website [www.kwadukuza.gov.za](http://www.kwadukuza.gov.za), **from 13 FEBRUARY 2026 to 15 APRIL 2026.**

Property Description	ERF 195 OF ETETE
Street Address	195 ETETE
Category	Residential
Extent m <sup>2</sup>	311
Account Number	3501734
Market Value	R 92,000

The purpose of this notice is to advise you of the valuation and rates category placed on the above property as at 1 July 2025, as determined by the valuers during the General Valuation conducted in terms of the provisions of the Act.

An invitation is hereby made in terms of section 49(l)(a)(ii) read together with section 78(2) of the Act, that any owner of property or other

## 7. How do I Register?

To register into eServices application user needs to follow the succeeding steps:

- Access the e-Service Home Page and select the [Register here](#) link as shown below.

General Valuation 2026 Alerts Home Help

WELCOME TO KWADUKUZA LOCAL MUNICIPALITY VALUATIONS WEBSITE

The information contained in these pages is exclusively for City of Kwadukuza Local Municipality Property Owners who would like to view their new property values.

You will be able to view your Section 49 Notice and view comparative sales in your area. To make the most of your online experience, keep your municipal account handy as you will need your stand and portion number to use the search facility.

The objection period opens on 13 February 2026 and closes at 15:30 on 15 April 2026.

Search Properties

LOGIN

email address

password

[Forgot password?](#)

Login

Do not have an account? [Register here](#)

Note:

- You can search for your property without registering. Please click on the Search Properties

Public notice What is a Section 49 notice? How to object? Frequently asked questions

- Click register here link the following User Registration screen will be displayed as shown below.

General Valuation 2026 Alerts Home Help

USER REGISTRATION

Begin your registration by selecting one of the following:

Company  Individual

Title Select Title

First Name

Surname

Email

ID/Passport No.

Contact No.

Before continuing with registration, please read and agree to confidentiality clause attached.

Register

Instructions

- User can register either as an individual user or as a company by selecting corresponding check box
- In order to proceed with individual registration process or Company registration process the user need to capture all required fields
- In Instances where user did not capture the required fields then the fields will display with red outline and does not allow with the registration process
- To complete the registration process the user need to accept the disclaimer and click on Register Button

- User can register either as an Individual or as a Company into the eServices application by capturing the relevant details.
- **User - Individual Registration Process:**
- User who needs to register as an individual need to select the check box against the individual field as shown below.

Company  Individual

- Capture the required Individual details as shown below.

Title	Mr
First Name	Thabani
Surname	Mhlongo
Email	thabani
ID/Passport No.	90082
Contact No.	07675

- To capture all the above fields for the individual registration process is mandatory, in instances where mandatory fields are not captured and try to proceed with registration process. System will outline the required field in red indicating that to capture the field is mandatory as shown below.

**USER REGISTRATION**

Begin your registration by selecting one of the following:

Company  Individual

Title:

First Name:

Surname:

Email:

ID/Passport No.:

Contact No.:

Before continuing with registration, please read and agree to confidentiality clause attached.

**Instructions**

- User can register either as an individual user or as a company by selecting corresponding check box
- In order to proceed with individual registration process or Company registration process the user need to capture all required fields
- In Instances where user did not capture the required fields then the fields will display with red outline and does not allow with the registration process
- To complete the registration process the user need to accept the disclaimer and click on Register Button

Before continuing with registration, please read and agree to confidentiality clause attached.

- Select the check box against the to continue with the Registration Process.
- On selecting the check box below following disclaimer screen will be displayed where user need to click on access but to proceed with the Registration Process.



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The general valuation roll 2026 is made available on the website as prescribed by the Municipal Property Rates Act, 6 of 2004.

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.

Objections and appeals must be submitted as prescribed by the relevant legislation above, and according to the official objection procedure announced by the Kwadukuza Local Municipality

I do not accept

I accept

Begin your registration

Company

Title

First Name

Surname

Email

ID/Passport No.

Contact No.

Before continuing please read

Individual user or as a  
Registration check box  
Registration process  
The user need to  
Capture the required  
with red outline and  
Registration process  
The user need to  
Register Button

Public notice What is a Section 49 notice? How to object? Frequently asked questions

- On accepting the Disclaimer, the following screen will be displayed by generating an email with OTP details and send to the registered user email account for confirmation.



USER REGISTRATION- CONFIRMATION

Email Address: kwadukuza@kwadukuza.gov.za

Confirm OTP

Verify

Resend OTP

Close

Instructions

- Kindly input the OTP number from the email to verify your email address. Please check the email from the Spam folder if not in your Inbox folder
- If you have not Received an email with the OTP number, please click on the Resend OTP button to generate a new OTP to be sent to your registered email address
- Click on the Verify button to proceed

## Kwadukuza General Valuation 2026 - One Time Password for eServices Registration Inbox x

noreply@terra.group via return.smtpcorp.com  
to me

09:59 (1 minute ago)

Dear Thabani Mhlongo,

Please enter the following One Time Password (OTP) to proceed: 3898.

Please Note: This email message was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

Regards

Eservices-Valuations  
Tel: 032 437 5000  
Address | 14 Chief Albert Luthuli Street  
KWADUKUZA

- Capture the OTP details and click on Verify button as shown below.

**General Valuation 2026** Alerts Home Help

**USER REGISTRATION- CONFIRMATION**

Email Address: thabani.mhlongo@terra.group

Confirm OTP: 3898

Verify Resend OTP Close

**Instructions**

- Kindly input the OTP number from the email to verify your email address. Please check the email from the Spam folder if not in your Inbox folder
- If you have not Received an email with the OTP number, please click on the Resend OTP button to generate a new OTP to be sent to your registered email address
- Click on the Verify button to proceed

- On clicking the Verify button the system will generate the email with Username and Password and send to the registered email address as shown below.

## Kwadukuza General Valuation 2026 - eServices Account Login Credentials Inbox x

noreply@terra.group via return.smtpcorp.com  
to me

10:03 (0 minutes ago)

Dear Thabani Mhlongo,

Thank you for your registration on the Kwadukuza eServices website.

You can update your profile, search, view and/or lodge objections for properties linked to your profile.

Please click or copy and paste the following URL to access the eServices website:

<http://app1/eServicesKDM/Index.aspx>

**Login Credentials:**

Username: [thabani.mhlongo@terra.group](mailto:thabani.mhlongo@terra.group)

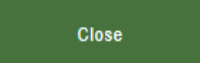
Password: Q;S;W;T;V

Please Note: This email message was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

Regards

Eservices-Valuations  
Tel: 032 437 5000  
Address | 14 Chief Albert Luthuli Street  
KWADUKUZA

- To Resend the OTP to user email clicks on  button.

- To Close the Registration process clicks on  button.

- **User - Company Registration Process:**

- User who needs to register as a Company need to select the check box against the Company field as shown below.

Begin your registration by selecting one of the following:

Company  Individual

- Capture the required Company details as shown below.

**USER REGISTRATION**

Begin your registration by selecting one of the following:

Company  Individual

Title: Me

First Name: BrightFutured

Surname: Winter

Email: [REDACTED]

ID/Passport No.:

Contact No.:

Company Name: BrightFutured Winter

Company Number: 079590094

Before continuing with registration, please read and agree to confidentiality clause attached.

**Register**

**Instructions**

- User can register either as an individual user or as a company by selecting corresponding check box
- In order to proceed with individual registration process or Company registration process the user need to capture all required fields
- In Instances where user did not capture the required fields then the fields will display with red outline and does not allow with the registration process
- To complete the registration process the user need to accept the disclaimer and click on Register Button

- To capture all the above fields for the Company registration process is mandatory, in instances where mandatory fields are not captured and try to proceed with registration process. System will outline the required field in red indicating that to capture the field is mandatory as shown below.

**USER REGISTRATION**

Begin your registration by selecting one of the following:

Company  Individual

Title: Select Title

First Name:

Surname:

Email:

ID/Passport No.:

Contact No.:

Company Name:

Company Number:

Before continuing with registration, please read and agree to confidentiality clause attached.

**Register**

**Instructions**

- User can register either as an individual user or as a company by selecting corresponding check box
- In order to proceed with individual registration process or Company registration process the user need to capture all required fields
- In Instances where user did not capture the required fields then the fields will display with red outline and does not allow with the registration process
- To complete the registration process the user need to accept the disclaimer and click on Register Button

Before continuing with registration, please read and agree to confidentiality clause attached.

- Select the check box against the to continue with the Registration Process.
- On selecting the check box below following disclaimer screen will be displayed where user need to click on access but to proceed with the Registration Process.

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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.

Objections and appeals must be submitted as prescribed by the relevant legislation above, and according to the official objection procedure announced by the Kwadukuza Local Municipality

I do not accept

I accept

- On accepting the Disclaimer, the following screen will be displayed by generating an email with OTP details and send to the registered user email account for confirmation.

General Valuation 2026 Alerts Home Help

USER REGISTRATION- CONFIRMATION

Email Address: 0000000000@gmail.com

Confirm OTP

Verify Resend OTP Close

Instructions

- Kindly input the OTP number from the email to verify your email address. Please check the email from the Spam folder if not in your Inbox folder
- If you have not Received an email with the OTP number, please click on the Resend OTP button to generate a new OTP to be sent to your registered email address
- Click on the Verify button to proceed

noreply@terra.group via smtpcorp.com  
To: Thabani Mhlongo

Thu 2/6/2025 10:28 AM

We can't verify that this email came from the sender so it might not be safe to respond to it. [Learn more](#) Delete email

Dear Thabani,

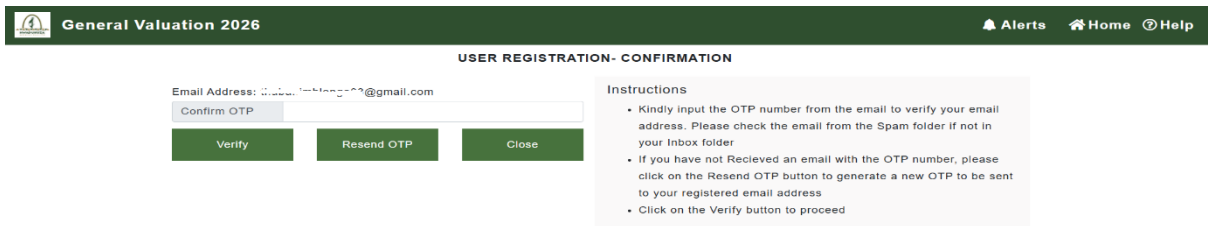
Please enter the following One Time Password (OTP) to proceed

Please Note: This email message was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

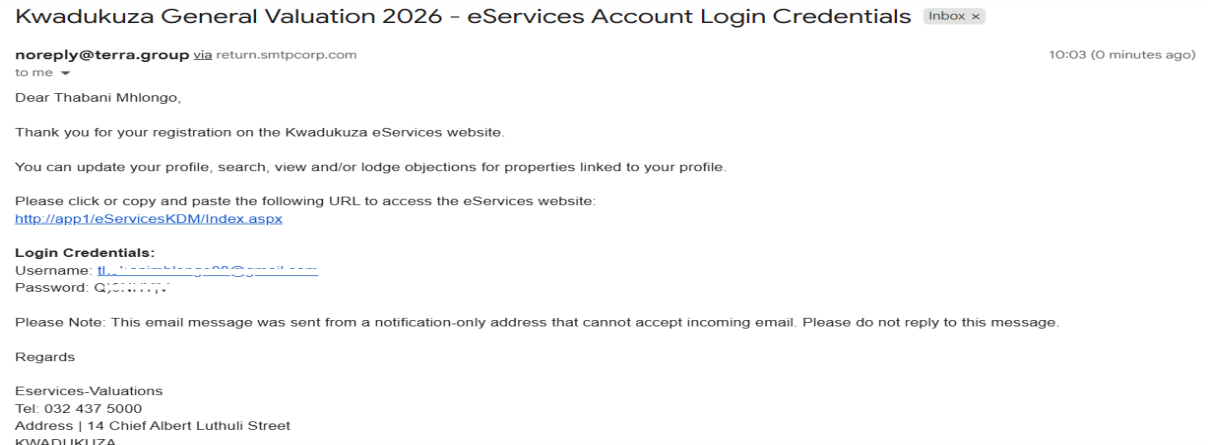
Regards

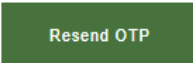
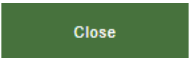
Eservices-Valuations  
Tel: 0860 543 000  
address | Ekurhuleni Head Office  
Cnr Rose and Cross streets  
GERMISTON

- Capture the OTP details and click on Verify button as shown below.



- On clicking the Verify button the system will generate the email with Username and Password and send to the registered email address as shown below.



- To Resend the OTP to user email click on  button.
- To Close the Registration process, click on  button.

## 8. How do I Log In and Logout of Application?

User can access the eServices Home Page Screen to Login with the provided Username and Password details and click on **Login** button as shown below.

The screenshot shows the 'General Valuation 2026' website. On the left, a dark overlay contains a 'WELCOME TO KWADUKUZA LOCAL MUNICIPALITY VALUATIONS WEBSITE' message and a 'Search Properties' button. On the right, the login section features the Kwadukuza Municipality logo, a 'LOGIN' heading, and input fields for 'email address' and 'password'. A green 'Login' button is highlighted with a red box. Below the login fields is a 'Forgot password?' link and a 'Do not have an account? Register here' link. A note at the bottom states: 'Note: You can search for your property without registering. Please click on the Search Properties'.

- On Login into the eServices System user can access the User Profile screen by completing the registration process as shown below.

The screenshot shows the user profile page for 'THABANI MHLONGO'. The page is divided into two main sections: 'Account Details' and 'My Activity'. The 'Account Details' section includes a table with the following information:

Account Details	
Account Type	Individual
Email	Thabani.mhlongo@kgymn.com
ID/ Passport Number	720001091011
Contact Number	073070640

The 'My Activity' section displays the following information:

- Number of properties that can be added to user profile: 10.
- For any additional properties that the user would like to add, the account number of the property would need to be entered.
- Alternatively, the user can create an additional user profile.

Additional statistics shown are: Total Linked Properties : 0 and Number of Objections Registered: 0. There is a 'click [here](#) to search for a property' link and a 'To change your password, click the button below' instruction with a green 'Change Password' button. In the top right corner, a user menu for 'Thabani Mhlongo' is visible, with a 'Logout' button highlighted in a red box.

- On clicking logout button user can be logged out from the system.

## 9. How to Change my Password?

To change user password, follow the steps below:

- Login into the user account with relevant Username and Password.
- The User Profile screen below will be displayed.

General Valuation 2026 Alerts Home Help

THABANI MHLONGO

**Account Details**

Account Type	Individual
Email	thabanihlongo08@gmail.com
ID/ Passport Number	12345678901234
Contact Number	072 072 0722

**My Activity**

- Number of properties that can be added to user profile: 10.
- For any additional properties that the user would like to add, the account number of the property would need to be entered.
- Alternatively, the user can create an additional user profile.

Total Linked Properties : 0

Number of Objections Registered: 0

click [here](#) to search for a property

To change your password, click the button below

**Change Password**

**Linked Properties**

- Click on Change Password Button **Change Password** the following screen will be displayed.

General Valuation 2026 Alerts Home Help

**CHANGE PASSWORD**

Kindly Enter the code from the email we just sent you to verify your email address

New Password

Confirm Password

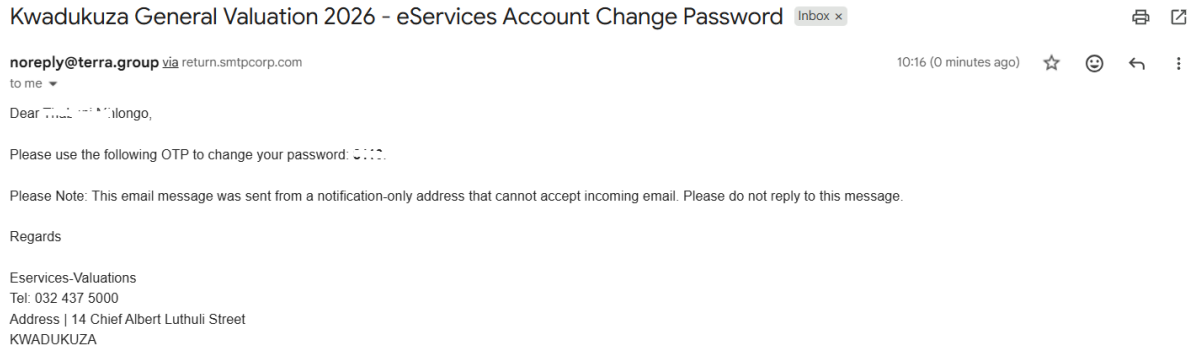
Confirm OTP

**Verify** **Resend OTP**

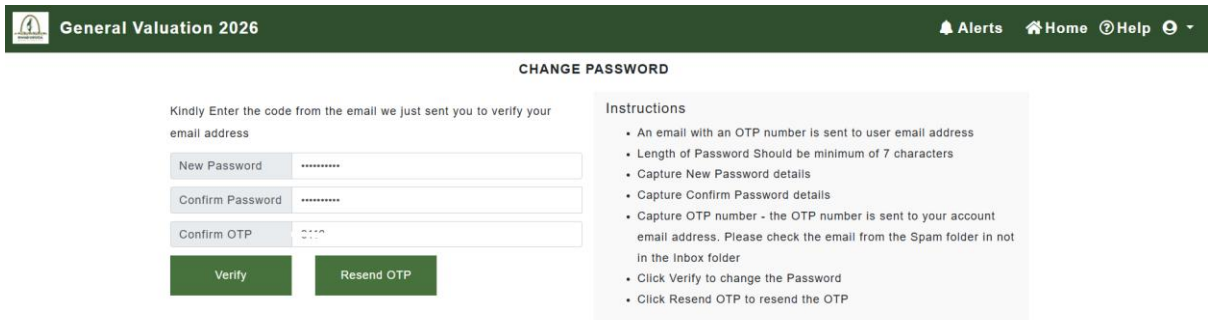
**Instructions**

- An email with an OTP number is sent to user email address
- Length of Password Should be minimum of 7 characters
- Capture New Password details
- Capture Confirm Password details
- Capture OTP number - the OTP number is sent to your account email address. Please check the email from the Spam folder in not in the Inbox folder
- Click Verify to change the Password
- Click Resend OTP to resend the OTP

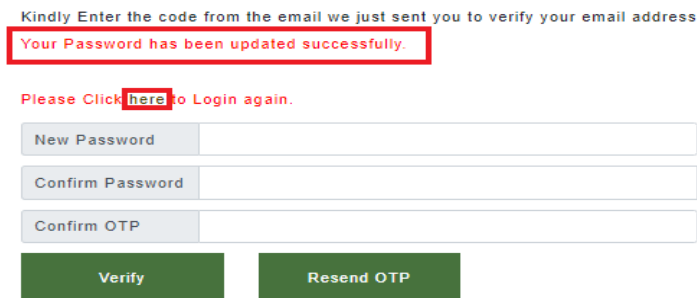
- An email with OTP will be generated and send to the registered email address as shown below.



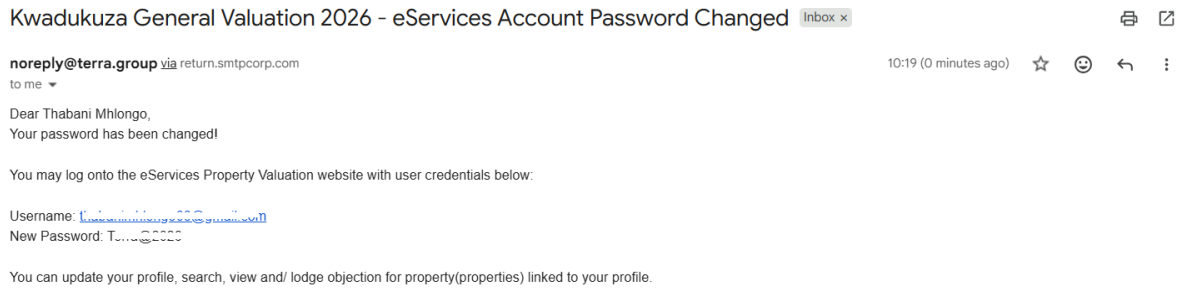
- In the change password screen capture the following fields as below:

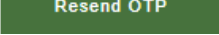
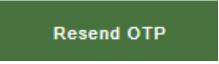


- Enter new password.
- Enter Confirm new password.
- Enter OTP sent to the user email.
- Click on the **Verify** button as shown below.
- On clicking the Verify a message will be displayed informing you that your password has been changed successfully as shown below.



- An email will be generated and send to registered users email account with changed password details as shown below.

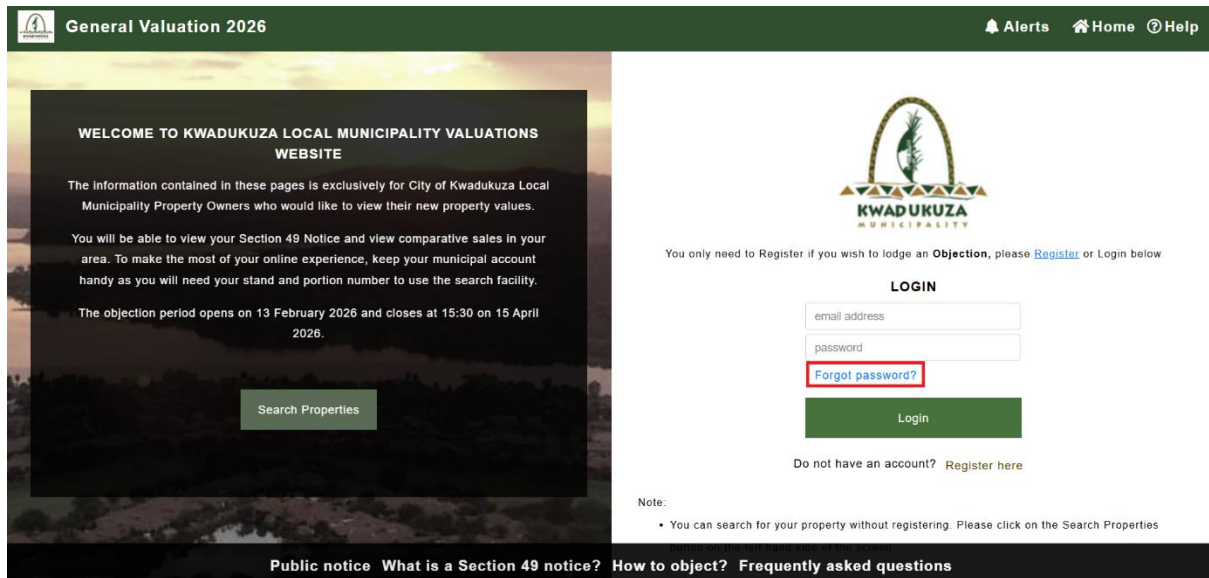


- To resend the OTP click the  button.
- On clicking the  button an email will be generated with new OTP and sent to the registered user account.
- User has to follow the above 6 to 9 Steps in order to change the password.

## 10. How to access the User Account when User Forget the Password?

When User Forget Password follow the steps below:

- Access the e-Service Home Page and select the forget password option as shown below.



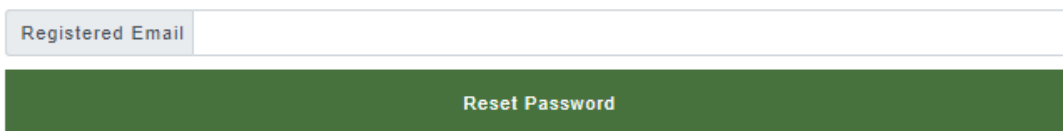
The screenshot shows the 'General Valuation 2026' website. On the left, a dark overlay contains a 'WELCOME TO KWADUKUZA LOCAL MUNICIPALITY VALUATIONS WEBSITE' message and a 'Search Properties' button. On the right, the 'LOGIN' section features input fields for 'email address' and 'password', a 'Forgot password?' link (highlighted with a red box), and a 'Login' button. Below the login fields, there is a 'Register here' link and a note: 'You can search for your property without registering. Please click on the Search Properties'.

- Click Forget Password then the following Reset Password screen will be displayed.

### RESET PASSWORD

#### Instructions

- Input a registered email address for user account.
- When user clicks on the Reset password button to proceed, an email with an OTP number will be sent to the captured email address for user to change password.



The screenshot shows a 'Reset Password' form. It features a text input field labeled 'Registered Email' and a green button labeled 'Reset Password'.

- Enter the registered email address and click Reset Password Button.

- On clicking Reset Password button the Change Password screen is displayed as shown below.

**General Valuation 2026** Alerts Home Help

### CHANGE PASSWORD

Kindly Enter the code from the email we just sent you to verify your email address

New Password

Confirm Password

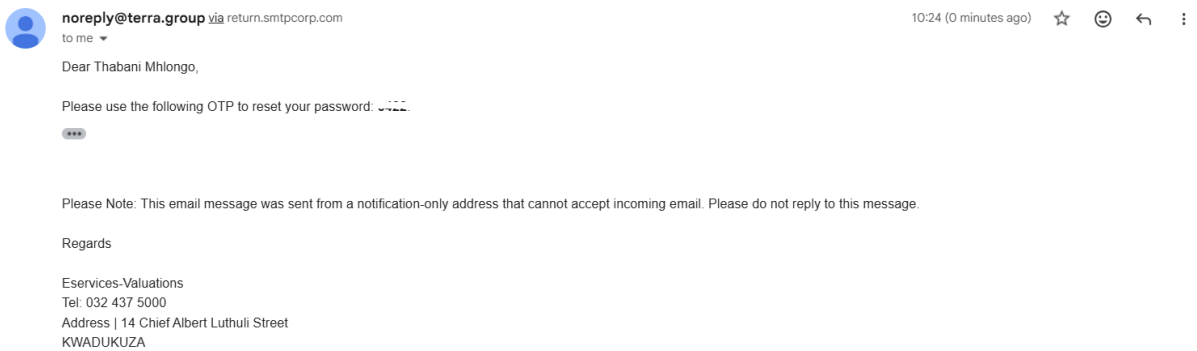
Confirm OTP

Verify Resend OTP

**Instructions**

- An email with an OTP number is sent to user email address
- Length of Password Should be minimum of 7 characters
- Capture New Password details
- Capture Confirm Password details
- Capture OTP number - the OTP number is sent to your account email address. Please check the email from the Spam folder in not in the Inbox folder
- Click Verify to change the Password
- Click Resend OTP to resend the OTP

- An email with OTP will be generated and sent to the registered email address as shown below.



- In the change password screen capture the following fields as below:

**CHANGE PASSWORD**

Kindly Enter the code from the email we just sent you to verify your email address

New Password

Confirm Password


Confirm OTP

Verify Resend OTP

**Instructions**

- An email with an OTP number is sent to user email address
- Length of Password Should be minimum of 7 characters
- Capture New Password details
- Capture Confirm Password details
- Capture OTP number - the OTP number is sent to your account email address. Please check the email from the Spam folder in not in the Inbox folder
- Click Verify to change the Password
- Click Resend OTP to resend the OTP

- Enter new password.
- Enter Confirm new password.
- Enter OTP send to the user email.

- Click on the  button as shown below.

New Password	*****
Confirm Password	*****
Confirm OTP	1232
<a href="#">Verify</a>	<a href="#">Resend OTP</a>

- On clicking the Verify a message will be displayed informing you that your password has been changed successfully as shown below.

Kindly Enter the code from the email we just sent you to verify your email address

Your Password has been updated successfully.

Please Click [here](#) to Login again.

New Password	
Confirm Password	
Confirm OTP	
<a href="#">Verify</a>	<a href="#">Resend OTP</a>

- An email will be generated and sent to registered users email account with changed password details.

noreply@terra.group via return.smtpcorp.com  
to me ▾

10:26 (0 minutes ago) ☆ 😊 ↶ ⋮

Dear Thabani Mhlongo,

Your password has been reset!

You may log onto the eServices Property Valuation website with user credentials below:

Username: [thabani.mhlongo@terra.group](#)

New Password: 1\*-----0FA



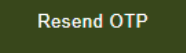
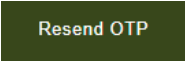
You can update your profile, search, view and/ lodge objection for property(properties) linked to your profile.

Please Note: This email message was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

Regards

Eservices-Valuations  
Tel: (012) 318 9441/9150  
address | Civic Centre

---

- To resend the OTP click the  button.
- On clicking the  button an email will be generated with new OTP and sent to the registered user account.
- User has to follow the above Steps in order to change the password.

## 11. How to add and remove a Property Profile with User Profile?

Only the registered user can Add/Remove the searched property profile as explained in the above search section to his/her user profile as shown below.

The screenshot shows the 'General Valuation 2026' interface. The main heading is 'PORTION 35 OF THE FARM UMHLALI NO. 1126'. On the left, there is a 'Valuation Roll Details' table:

Valuation Roll Details	
Legal Description	PORTION 35 OF THE Farm UMHLALI NO. 1126
Street Address	0 FARM UMHLALI NO. 1126 35
Ownership	ROMAN CATHOLIC CHURCH-DURBAN
Extent	4,532 sqm.
Market Value	R 2,600,000
Rating Category	Impermissible
Other Particulars	
Notes	

On the right, under 'My Activity', there are links for 'Download Objection form' and 'Download Section 49 notice'. Below these, a message states: 'You can link this Property to your profile for future reference'. A green button labeled 'Add to my profile' is highlighted with a red border.

On clicking "Add to Profile" button the property will be added to the Registered User Profile as shown below by displaying the message property linked successfully.

The screenshot shows the user profile for 'THABANI MHLONGO'. On the left, there is an 'Account Details' table:

Account Details	
Account Type	Individual
Email	thabanimhlongo08@gmail.com
ID/ Passport Number	1234567891011
Contact Number	0767578946

On the right, under 'My Activity', there are instructions: 'Number of properties that can be added to user profile: 10', 'For any additional properties that the user would like to add, the account number of the property would need to be entered.', and 'Alternatively, the user can create an additional user profile.' Below this, it shows 'Total Linked Properties : 1' and 'Number of Objections Registered: 0'. There is a link 'click here to search for a property' and a 'Change Password' button.

A red message 'Property linked successfully' is displayed above the 'Linked Properties' section. This section contains a table with one entry:

Linked Properties	
Remove	PORTION 35 OF THE Farm UMHLALI NO. 1126

The 'Remove' button and the property name are highlighted with a red border. A 'Register Objection' button is also visible to the right of the property name.

- Maximum of 10 properties are to be linked to the any user profile.
- All Linked properties are to be displayed in the User profile to which they are added/linked as shown below.

Linked Properties		
Remove	ERF 5205 OF STANGER	Register Objection
Remove	PORTION 35 OF THE Farm UMHLALI NO. 1126	Register Objection
Remove	ERF 3661 OF NKOBONGO	Register Objection
Remove	PORTION 51 OF THE Farm VLAK SPRUIT NO. 1178	Register Objection
Remove	SECTION 12 OF THE BEACON [378/1997]	Register Objection

- In instances where user want to add more than 10 properties, user requires property account number to add the property to the user profile as shown below.

**Account Details**

Account Type	Individual
Email	...
ID/ Passport Number	9908926829006
Contact Number	0795900341

**My Activity**

- Number of properties that can be added to user profile: 10
- For any additional properties that the user would like to add, the account number of the property would need to be entered
- Alternatively, the user can create an additional user profile.

Total Linked Properties : 10  
Number of Objections Registered: 0

click [here](#) to search for a property

To change your password, click the button below

[Change Password](#)

10 Properties already linked. To add additional Properties, the account number of the property would need to be entered below.

Link ERF 100 OF DE AAR by Account Number

Account Number  [Add](#)

- User needs to capture the property account number and click on “add” to add the property as shown below.

**General Valuation 2026** Alerts Home Help

**THABANI MHLONGO**

**Account Details**

Account Type	Individual
Email	thabanimhlongo08@gmail.com
ID/ Passport Number	1234567891011
Contact Number	0767578946

**My Activity**

- Number of properties that can be added to user profile: 10
- For any additional properties that the user would like to add, the account number of the property would need to be entered.
- Alternatively, the user can create an additional user profile.

Total Linked Properties : 10  
Number of Objections Registered: 0

click [here](#) to search for a property

To change your password, click the button below

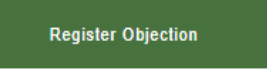
[Change Password](#)

10 Properties already linked. To add additional Properties, the account number of the property would need to be entered below.

Link ERF 202 OF NKWAZI by Account Number

Account Number  [Add](#)

- On clicking on the “Remove Button” on selected linked property record, then the corresponding property profile will be unlinked or remove from the user profile.

- Registered users can only lodge objections on the property profiles which are linked to his/her user profile by clicking on the  Button.
- Once the Objection is lodged against the property then User cannot remove the property profile from his/her user profile until the whole completion of objection process and the remove button will be disabled and the status shows the message Objection Pending as shown below.

Linked Properties		
	ERF 5205 OF STANGER	OBJ-100028 Pending
	SECTION 120 OF SABUTI [221/2007]	
	ERF 1319 OF SHEFFIELD BEACH	
	ERF 832 OF BALLITOVILLE	
	SECTION 8 OF ROB'S PLACE [348/2008]	
	PORTION 35 OF THE Farm UMH LALI NO. 1126	
	ERF 3661 OF NKOBONGO	
	PORTION 51 OF THE Farm VLAK SPRUIT NO. 1178	
	SECTION 12 OF THE BEACON [378/1997]	

- User can access the linked property profile from user profile by clicking on the property details under linked properties as shown below.

Linked Properties		
	ERF 5205 OF STANGER	OBJ-100028 Pending
	SECTION 120 OF SABUTI [221/2007]	
	ERF 1319 OF SHEFFIELD BEACH	
	ERF 832 OF BALLITOVILLE	
	SECTION 8 OF ROB'S PLACE [348/2008]	
	PORTION 35 OF THE Farm UMH LALI NO. 1126	
	ERF 3661 OF NKOBONGO	
	PORTION 51 OF THE Farm VLAK SPRUIT NO. 1178	
	SECTION 12 OF THE BEACON [378/1997]	

- On clicking on the property details the following property profile screen will be displayed and user can return to user profile screen by selecting My account button.

ERF 1319 OF SHEFFIELD BEACH

Thabani Mhlongo  
thabanimhlongo08@gmail.com  
**My account** Logout

Valuation Roll Details	
Legal Description	ERF 1319 OF SHEFFIELD BEACH
Street Address	1319 SHEFFIELD BEACH 1319
Ownership	GAFFLEY GARTH ROWAN JOHN; GAFFLEY JUNE LINDA;
Extent	801 sqm.
Market Value	R 4,350,000
Rating Category	Residential
Other Particulars	
Notes	

My Activity	
Download Objection form	
Download Section 49 notice	
This Property is Linked to your Profile	
<a href="#">Go to Profile</a>	

- User can access the captured objection details from user profile by click on the Objection Details under linked properties as shown below.

Linked Properties		
	ERF 5205 OF STANGER	<b>OBJ-100028 Pending</b>
<a href="#">Remove</a>	SECTION 120 OF SABUTI [221/2007]	<a href="#">Register Objection</a>
<a href="#">Remove</a>	ERF 1319 OF SHEFFIELD BEACH	<a href="#">Register Objection</a>
<a href="#">Remove</a>	ERF 832 OF BALLITOVILLE	<a href="#">Register Objection</a>
<a href="#">Remove</a>	SECTION 8 OF ROB'S PLACE [348/2008]	<a href="#">Register Objection</a>
<a href="#">Remove</a>	PORTION 35 OF THE Farm UMHLALI NO. 1126	<a href="#">Register Objection</a>
<a href="#">Remove</a>	ERF 3661 OF NKOBONGO	<a href="#">Register Objection</a>
<a href="#">Remove</a>	PORTION 51 OF THE Farm VLAK SPRUIT NO. 1178	<a href="#">Register Objection</a>
<a href="#">Remove</a>	SECTION 12 OF THE BEACON [378/1997]	<a href="#">Register Objection</a>
<a href="#">Remove</a>	ERF 3044 OF NKOBONGO	<a href="#">Register Objection</a>

- On clicking on the Objection details the following captured Objection details screen will be displayed where user can only view details but cannot edit any details and user can return to user profile screen by selecting My account button as shown below.

CAPTURE OBJECTION ERF 5205 OF STANGER (OBJ-100028)

**Instructions**

- Select at least one (1) objection type in Section A
- Select the applicant type and input the required information in Section B.
- Input the Postal address and select the response mode in Section C.
- When objecting against a published market value, for a Residential or Non-residential property, please ensure that Sections D and E (and Section G if applicable) are completed.
- For a Sectional Title property, please ensure that Section F (and Section G if applicable) is/are completed..
- For an Agricultural property, please ensure that Sections D and E (and Section F if applicable) are completed.
- Upload any documents to support your objection.
- Click on the Submit Objection button to process your objection.
- If all the required fields are captured, these fields will be highlighted on screen in Red. Input the required fields in order to process the objection.
- Once submitted successfully, a confirmation screen will display with an Objection Number and an objection acknowledgement letter which can be downloaded.

**A- OBJECTION DETAILS**

OBJECTION TYPE	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED
<input type="checkbox"/> DESCRIPTION OF THE PROPERTY/UNIT NO.	ERF 5205 OF STANGER	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.	4 PLUTO STREET 4	
<input type="checkbox"/> NAME OF OWNER	PYDANNA B-KDM	

## 12. How do I Capture an Objection?

- Only registered can capture the objection online through the Ekurhuleni eServices GV2025 application.
- Access the eServices Ekurhuleni GV2025 website and login with the user details.
- Ekurhuleni Find the required property through search process as shown below. Please check above search section for more details.

- Select required property from the displayed search results click on the view button to view the property profile.

Description	Street Address	Rating Category	Market Value	
ERF 1751 OF BALLITOVILLE	5 SEAWARD VILLAS 5	Residential	R 0	<a href="#">View</a>

[← Back to search](#)

- The property profile consists of the “Add to my profile” button for the registered user, by clicking on it the property profile will be added to the user profile.

Valuation Roll Details	
Legal	ERF 1751 OF BALLITOVILLE
Description	
Street Address	5 SEAWARD VILLAS 5
Ownership	BODY CORPORATE SS SEAWARD VILLAS c/o SEAWARD VILLAS
Extent	19,876 sqm.
Market Value	R 0
Rating Category	Residential
Other Particulars	
Notes	

My Activity	
<a href="#">Download Objection form</a>	
<a href="#">Download Section 49 notice</a>	
You can link this Property to your profile for future reference	
<a href="#">Add to my profile</a>	

- User cannot capture the objection unless the property on which he/she want to capture the Objection is added to his/her user profile.
- Once user added the property profile to user profile, the user is able to view all added properties to his/ her profile as shown below.

Linked Properties		
	ERF 5205 OF STANGER	OBJ-100028 Pending
Remove	SECTION 120 OF SABUTI [221/2007]	Register Objection
Remove	ERF 1319 OF SHEFFIELD BEACH	Register Objection
Remove	ERF 832 OF BALLITOVILLE	Register Objection
Remove	SECTION 8 OF ROB'S PLACE [348/2008]	Register Objection
Remove	PORTION 35 OF THE Farm UMHLALI NO. 1126	Register Objection
Remove	ERF 3661 OF NKOBONGO	Register Objection
Remove	PORTION 51 OF THE Farm VLAK SPRUIT NO. 1178	Register Objection
Remove	SECTION 12 OF THE BEACON [378/1997]	Register Objection
Remove	ERF 3044 OF NKOBONGO	Register Objection

- On the added property profile record the user is provided with the Register Objection button as shown above.
- On clicking the Register Objection button opens the Register Objection page as shown below.

- After finding a property on which user want to object can proceed with the capture objection process, there are two methods to capture objection by the registered user.

a. **Objection Capture Method 1:**

- In instances where the user does not have a downloaded objection form, but want to capture an objection, then user will click on “click here” link to proceed to the objection capture screen:

- Upon clicking on the “click here” link, system will display and give access the online objection capture screen shown below:

CAPTURE OBJECTION ERF 1319 OF SHEFFIELD BEACH

- Instructions**
- Select at least one (1) objection type in Section A
  - Select the applicant type and input the required information in Section B.
  - Input the Postal address and select the response mode in Section C.
  - When objecting against a published market value, for a Residential or Non-residential property, please ensure that Sections D and E (and Section G if applicable) are completed.
  - For a Sectional Title property, please ensure that Section F (and Section G if applicable) is/are completed.
  - For an Agricultural property, please ensure that Sections D and E (and Section F if applicable) are completed.
  - Upload any documents to support your objection.
  - Click on the Submit Objection button to process your objection.
  - If all the required fields are captured, these fields will be highlighted on screen in Red. Input the required fields in order to process the objection.
  - Once submitted successfully, a confirmation screen will display with an Objection Number and an objection acknowledgement letter which can be downloaded.

**A- OBJECTION DETAILS**

OBJECTION TYPE	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED
<input type="checkbox"/> DESCRIPTION OF THE PROPERTY/UNIT NO.	ERF 1319 OF SHEFFIELD BEACH	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.	1319 SHEFFIELD BEACH 1319	
<input type="checkbox"/> NAME OF OWNER	GAFFLEY GARTH ROWAN JOHN; GAFFLEY JUNE LINDA	

**b. Objection Capture Method 2:**

- Download the Objection From the property profile from which user want to object as shown below:

ERF 1319 OF SHEFFIELD BEACH

<p><b>Valuation Roll Details</b></p> <p>Legal Description: <b>ERF 1319 OF SHEFFIELD BEACH</b></p> <p>Street Address: <b>1319 SHEFFIELD BEACH 1319</b></p> <p>Ownership: <b>GAFFLEY GARTH ROWAN JOHN; GAFFLEY JUNE LINDA;</b></p> <p>Extent: <b>801 sqm.</b></p> <p>Market Value: <b>R 4,350,000</b></p> <p>Rating Category: <b>Residential</b></p> <p>Other Particulars</p> <p>Notes</p>	<p><b>My Activity</b></p> <p><a href="#">Download Objection form</a></p> <p><a href="#">Download Section 49 notice</a></p> <p>This Property is Linked to your Profile</p> <p><a href="#">Go to Profile</a></p>
--	--

The downloaded objection form will be prepopulated with the corresponding property details and Objection Number as shown below.

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



100030

THE MUNICIPAL MANAGER  
Kwadukuza Local Municipality

**LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN/OR OMITTED FROM THE GENERAL VALUATION ROLL 2026.**

1 JULY 2026 TO 30 JUNE 2029

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(Complete a separate form for each entry objected to)

RE/Ptn/Erf/Unit no ERF 1319 OF SHEFFIELD BEACH SUBURB/SCHEME NAME

**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

EMAIL ADDRESS

- To capture the Objection, click on the “Register Objection” button, displays the Register Objection screen as shown below.

Linked Properties		
	ERF 5205 OF STANGER	OBJ-100028 Pending
Remove	SECTION 120 OF SABUTI [221/2007]	Register Objection
Remove	ERF 1319 OF SHEFFIELD BEACH	Register Objection

- User Capture the form number by punch-in to proceed as shown.
- Capture/Input the Objection Number details from the downloaded objection into the Objection Number fields as shown in below screen.

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



100030

THE MUNICIPAL MANAGER  
Kwadukuza Local Municipality

**LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN/OR OMITTED FROM THE GENERAL VALUATION ROLL 2026.**

1 JULY 2026 TO 30 JUNE 2029

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE  
(Complete a separate form for each entry objected to)

RE/Ptn/Erf/Unit no ERF 1319 OF SHEFFIELD BEACH SUBURB/SCHEME NAME

**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

EMAIL ADDRESS


- Capture this objection Number in the Register Objection Screen as shown below.

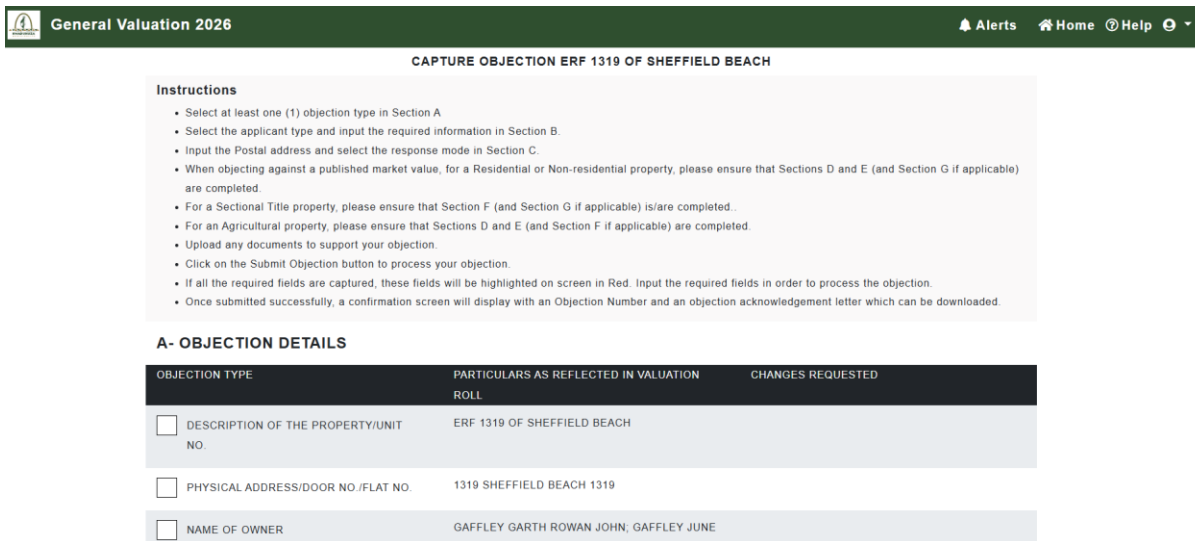
**REGISTER OBJECTION - ERF 1319 OF SHEFFIELD BEACH**

**Instructions**

- Please [click here](#) to register an Objection, or if you have an Form Number please enter it below and click Next.

Form Number 100030 Next

- On clicking the  button user can access the Online Objection Capture Screen as shown below.



**General Valuation 2026** Alerts Home Help

**CAPTURE OBJECTION ERF 1319 OF SHEFFIELD BEACH**

**Instructions**

- Select at least one (1) objection type in Section A
- Select the applicant type and input the required information in Section B.
- Input the Postal address and select the response mode in Section C.
- When objecting against a published market value, for a Residential or Non-residential property, please ensure that Sections D and E (and Section G if applicable) are completed.
- For a Sectional Title property, please ensure that Section F (and Section G if applicable) is/are completed.
- For an Agricultural property, please ensure that Sections D and E (and Section F if applicable) are completed.
- Upload any documents to support your objection.
- Click on the Submit Objection button to process your objection.
- If all the required fields are captured, these fields will be highlighted on screen in Red. Input the required fields in order to process the objection.
- Once submitted successfully, a confirmation screen will display with an Objection Number and an objection acknowledgement letter which can be downloaded.

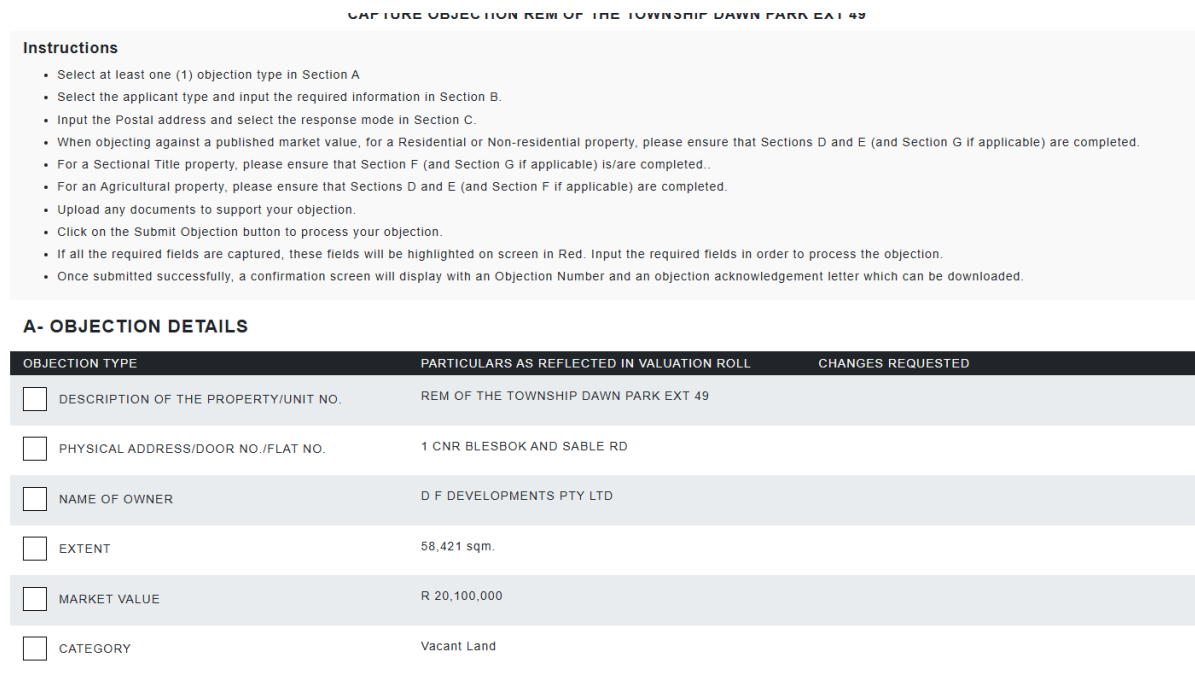
**A- OBJECTION DETAILS**

OBJECTION TYPE	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED
<input type="checkbox"/> DESCRIPTION OF THE PROPERTY/UNIT NO.	ERF 1319 OF SHEFFIELD BEACH	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.	1319 SHEFFIELD BEACH 1319	
<input type="checkbox"/> NAME OF OWNER	GAFFLEY GARTH ROWAN JOHN, GAFFLEY JUNE	

### i. Capture Appeal

- To capture an objection on the property, follow the steps below:

The objection capture screen will be displayed as shown in the image below:



**CAPTURE OBJECTION REM OF THE TOWNSHIP DAWN PARK EXT 49**

**Instructions**

- Select at least one (1) objection type in Section A
- Select the applicant type and input the required information in Section B.
- Input the Postal address and select the response mode in Section C.
- When objecting against a published market value, for a Residential or Non-residential property, please ensure that Sections D and E (and Section G if applicable) are completed.
- For a Sectional Title property, please ensure that Section F (and Section G if applicable) is/are completed.
- For an Agricultural property, please ensure that Sections D and E (and Section F if applicable) are completed.
- Upload any documents to support your objection.
- Click on the Submit Objection button to process your objection.
- If all the required fields are captured, these fields will be highlighted on screen in Red. Input the required fields in order to process the objection.
- Once submitted successfully, a confirmation screen will display with an Objection Number and an objection acknowledgement letter which can be downloaded.

**A- OBJECTION DETAILS**

OBJECTION TYPE	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED
<input type="checkbox"/> DESCRIPTION OF THE PROPERTY/UNIT NO.	REM OF THE TOWNSHIP DAWN PARK EXT 49	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.	1 CNR BLESBOK AND SABLE RD	
<input type="checkbox"/> NAME OF OWNER	D F DEVELOPMENTS PTY LTD	
<input type="checkbox"/> EXTENT	58,421 sqm.	
<input type="checkbox"/> MARKET VALUE	R 20,100,000	
<input type="checkbox"/> CATEGORY	Vacant Land	

Section A – Consists of Objection Details as shown below. The existing data of the property will be displayed as shown in the image below:

### A- OBJECTION DETAILS

OBJECTION TYPE	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED
<input type="checkbox"/> DESCRIPTION OF THE PROPERTY/UNIT NO.	REM OF THE TOWNSHIP DAWN PARK EXT 49	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.	1 CNR BLESBOK AND SABLE RD	
<input type="checkbox"/> NAME OF OWNER	D F DEVELOPMENTS PTY LTD	
<input type="checkbox"/> EXTENT	58,421 sqm.	
<input type="checkbox"/> MARKET VALUE	R 20,100,000	
<input type="checkbox"/> CATEGORY	Vacant Land	

- To change any of this existing data, select the checkbox of the corresponding field as shown below in Section A:

### A- OBJECTION DETAILS

OBJECTION TYPE	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED
<input type="checkbox"/> DESCRIPTION OF THE PROPERTY/UNIT NO.	PTN 1 OF THE FARM KROMPLAATS	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
<input checked="" type="checkbox"/> NAME OF OWNER	INGONYAMA TRUST-TRUSTEES	<input type="text" value="Thabani"/>
<input type="checkbox"/> EXTENT	179,857 sqm.	
<input type="checkbox"/> MARKET VALUE	R 12,000	
<input type="checkbox"/> CATEGORY	Vacant Land	

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

- Section B & Section C – Consists of applicant’s details and postal details as shown below.

<p><b>B - APPLICANT DETAILS</b></p> <p>select one:</p> <p><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Company <input type="checkbox"/> Municipality <input type="checkbox"/> Representative</p> <p><input type="checkbox"/> Individual (Objector not Owner)</p> <p>Title <input type="text"/></p> <p>First Name <input type="text"/></p> <p>Surname <input type="text"/></p> <p>Email Address <input type="text"/></p> <p>Fax Number <input type="text"/></p> <p>Home Number <input type="text"/></p> <p>Work Number <input type="text"/></p> <p>Cell Number <input type="text"/></p>	<p><b>C - POSTAL ADDRESS</b></p> <p>Address Line 1 <input type="text"/></p> <p>Address Line 2 <input type="text"/></p> <p>Address Line 3 <input type="text"/></p> <p>Postal Code <input type="text"/></p> <p><b>RESPONSE MODE</b></p> <p><input checked="" type="checkbox"/> Email <input type="checkbox"/> Post</p>
--	--

- Section D Consists of Property details as shown below

**D - PROPERTY DETAILS (FOR SECTIONAL TITLES SEE SECTION F)**

Physical Address  Code  Extent of Property  (m<sup>2</sup>)

Municipal Account No  (if available) Name of Bondholder

Registered Amount of Bond  (if available)

Provide full details of all servitudes, road proclamations or endorsements against the property(if applicable)

Servitude No.  Affected Area  (m<sup>2</sup>)

In favour of

For what purpose

Was compensation paid?  If yes date of payment  Amount R

- Section E Consists of description of residential dwellings details as shown below:

**E - DESCRIPTION OF RESIDENTIAL DWELLING (INDICATE NUMBER OR STATE YES/NO)**

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 Buildings

Building No.  Description  Size  m<sup>2</sup>

Condition  Is the Building Functional?

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)?

Select

If Yes, describe the Use(s):

Land Analysis

Non-Agricultural (ha)  Grazing (ha)  Under Irrigation (ha)

Dry Land (ha)  Permanent Crops  Other (ha)

Other (ha)  Stock (ha)  Condition of Fences

Area Gate Fenced (ha)  No. of Boreholes  Output Litres/ Hour Cattle Capacity

Is Property Exposed to a River

Other

Is your Property Affected by Land Claims?  If Yes, Date of Claim

Gazette No.  Do you have Water Rights?

If Yes, Give Details

Have you applied for Recording or Consent Used

If Yes, Give Details

Have your Agricultural Holdings been excised?

If Yes, Give Farm Description

Has the township applied for or proclaimed?

If Yes, Give Details

Tenant and rent information

Name of Tenant  Size  Rent (Last 12M)  Escalation

Other Contributions

Term of Lease  Start Date  Size

- Section F Consists of Market Information

**F - 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 the objector in determining the market value of the property objected to

ERF/Unit No.  Suburb/Farm/Scheme Name

Date Of Sale  Selling Price

- Section G – Reference Documents

**G - REFERENCE DOCUMENTS**

Type  Objectation Form

Comment

Attachment  Choose File No file chosen

- Section H - consists of Disclaimer. Where users accept the terms and conditions in order to lodged objection online. Accepting the disclaimer is also mandatory in order to submit the objection online. Below screen shows the disclaimer section of the Objection Form.

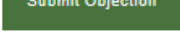
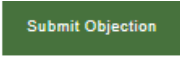
## H - DISCLAIMER

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.

- Capture data in the fields provided.
- All mandatory fields if not captured will be marked with a red outline as shown below.

B - APPLICANT DETAILS	C - POSTAL ADDRESS
<p>select one:</p> <p><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Company <input type="checkbox"/> Municipality <input type="checkbox"/> Representative <input type="checkbox"/> Individual (Objector not Owner)</p> <p>Title <input type="text"/></p> <p>First Name <input type="text"/></p> <p>Surname <input type="text"/></p> <p>Email Address <input type="text"/></p> <p>Please provide at least one contact number</p> <p>Fax Number <input type="text"/></p> <p>Home Number <input type="text"/></p> <p>Work Number <input type="text"/></p> <p>Cell Number <input type="text"/></p>	<p>Address Line 1 <input type="text"/></p> <p>Address Line 2 <input type="text"/></p> <p>Address Line 3 <input type="text"/></p> <p>Postal Code <input type="text"/></p> <p>RESPONSE MODE</p> <p><input checked="" type="checkbox"/> Email <input type="checkbox"/> Post</p>

- Click the  button to complete the objection capture
- The following screen will be displayed where user can download the objection form or generated Acknowledgement letters:
- Click the  button to complete the objection capture


The following screen will be displayed where user can download the objection form or generated Acknowledgement letters:

General Valuation 2026 Alerts Home Help


Your Objection has been submitted successfully with Reference Number: **OBJ-100030**

[Download Acknowledgement Letter](#)  
[Download Objection Form](#)

**Note:** If you cannot download your Acknowledgement Letter and Objection for, please use the above reference number for all future communication. These documents will also be available via your **profile**.

 **Print**

[← Back to Profile](#)

Click on the print icon  to print the objection form and objection acknowledgement letter.

The generated Acknowledgement letter which consists of Objection Acknowledgement Number is as shown below for future Objection reference and completes the Objection Process.



Kwadukuza Local Municipality  
Finance: Valuation Services

14 Chief Albert Luthuli  
Street, Kwadukuza

PO Box 72,  
KWADUKUZA,  
4450

Call Centre : 032 437 5000  
website: [www.Kwadukuza.gov.za](http://www.Kwadukuza.gov.za)

12-02-2026

5 Pretoria Main Rd  
Kelvin, Sandton  
Sandton  
2090



OBJ-100030

Dear Sir / Madam

OBJECTION No. OBJ-100030 - ACKNOWLEDGEMENT OF OBJECTION TO THE GENERAL VALUATION ROLL 2026

On 12-02-26 an objection was received for the under-mentioned property reflected in or omitted from the General Valuation Roll 2026. The objection will be forwarded to the Municipal Valuer in terms of section 50 (5) of the Metropolitan Municipality Property Rates Act 6 of 2004 for processing.

:  
**Description of Property** : ERF 1319 OF SHEFFIELD BEACH  
**Category** : Residential  
**Physical Address** : 1319 SHEFFIELD BEACH 1319  
**Land Extent (m2)** : 801 sqm  
**Market Value (R)** : R 4,350,000

Complete:RE/Ptn/Erf/Unit no

ERF 1319 OF SHEFFIELD BEACH

Area/Scheme Name

Page 1 of 4



**Kwadukuza Local Municipality**  
Valuations Service

Phone 032 437 5000

[www.kwadukuza.gov.za](http://www.kwadukuza.gov.za)



OBJ-100030

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

THE MUNICIPAL MANAGER  
Kwadukuza Local Municipality

**LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO PROPERTY AS REFLECTED IN/OR OMITTED FROM THE GENERAL VALUATION ROLL 2025.**

1 JULY 2026 TO 30 JUNE 2029

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(Complete a separate form for each entry objected to)

RE/Ptn/Erf/Unit no ERF 1319 OF SHEFFIELD BEACH SUBURB/SCHEME NAME

**SECTION 1: OBJECTOR INFORMATION**

**1.1 OBJECTOR IS THE OWNER**

REGISTERED OWNER OF PROPERTY Thabani Musk

IDENTITY NO. COMPANY OR CC REGISTRATION NO.

PHYSICAL ADDRESS OF OWNER CODE

POSTAL ADDRESS OF OWNER 5 Pretoria Main Rd, Kelvin, Sandton, Sandton CODE 2090

TELEPHONE NO. HOME WORK

CELL 0785532641 FAX

EMAIL ADDRESS thabani@terra.group

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

NAME OF OBJECTOR

## 13. How do I Capture an Appeal?

- Only registered user can capture the appeal online through the Ekurhuleni eServices GV2025 application.
- Access the eServices Ekurhuleni GV2025 website and login with the user details.
- Upon login in, the user will be directed to the user profile screen, displaying all the linked properties as shown below:

The screenshot shows the user profile page for 'General Valuation 2026'. It includes a navigation bar with 'Alerts', 'Home', and 'Help'. The main content is divided into three sections:

- Account Details:** Shows Account Type (Individual), Email, ID/Passport Number, and Contact Number.
- My Activity:** Lists the number of properties that can be added (10), instructions for adding properties, total linked properties (10), and number of objections registered (3). It includes a 'Change Password' button.
- Linked Properties:** A table listing properties and their objection numbers and statuses.

Property Reference	Objection Number	Status
ERF 5205 OF STANGER	OBJ-100028	Pending
SECTION 120 OF SABUTI [221/2007]	OBJ-100031	Pending
ERF 1319 OF SHEFFIELD BEACH	OBJ-100030	Completed

- The user will navigate to Linked Properties section and click on the objection number of the corresponding property they wish to lodge an appeal against (the objection status must be 'Completed' for the user to be able to lodge an appeal)

This screenshot shows a closer view of the 'Linked Properties' table. The row for 'ERF 1319 OF SHEFFIELD BEACH' is highlighted with a red box. Below the table, there are 'Remove' buttons for each property and 'Register Objection' buttons for properties with a 'Completed' status.

Property Reference	Objection Number	Status	Action
ERF 5205 OF STANGER	OBJ-100028	Pending	
SECTION 120 OF SABUTI [221/2007]	OBJ-100031	Pending	
ERF 1319 OF SHEFFIELD BEACH	OBJ-100030	Completed	Register Objection
ERF 832 OF BALLITOVILLE			Register Objection
SECTION 8 OF ROB'S PLACE [348/2008]			Register Objection

- On clicking the objection number button, the user will be directed to the Online Appeal Capture Screen as shown below.

The screenshot shows the 'CAPTURE OBJECTION ERF 1319 OF SHEFFIELD BEACH (OBJ-100030)' screen. It includes instructions for capturing an objection and a form for 'A- OBJECTION DETAILS'.

**Instructions:**

- Select at least one (1) objection type in Section A
- Select the applicant type and input the required information in Section B.
- Input the Postal address and select the response mode in Section C.
- When objecting against a published market value, for a Residential or Non-residential property, please ensure that Sections D and E (and Section G if applicable) are completed.
- For a Sectional Title property, please ensure that Section F (and Section G if applicable) is/are completed.
- For an Agricultural property, please ensure that Sections D and E (and Section F if applicable) are completed.
- Upload any documents to support your objection.
- Click on the Submit Objection button to process your objection.
- If all the required fields are captured, these fields will be highlighted on screen in Red. Input the required fields in order to process the objection.
- Once submitted successfully, a confirmation screen will display with an Objection Number and an objection acknowledgement letter which can be downloaded.

**A- OBJECTION DETAILS**

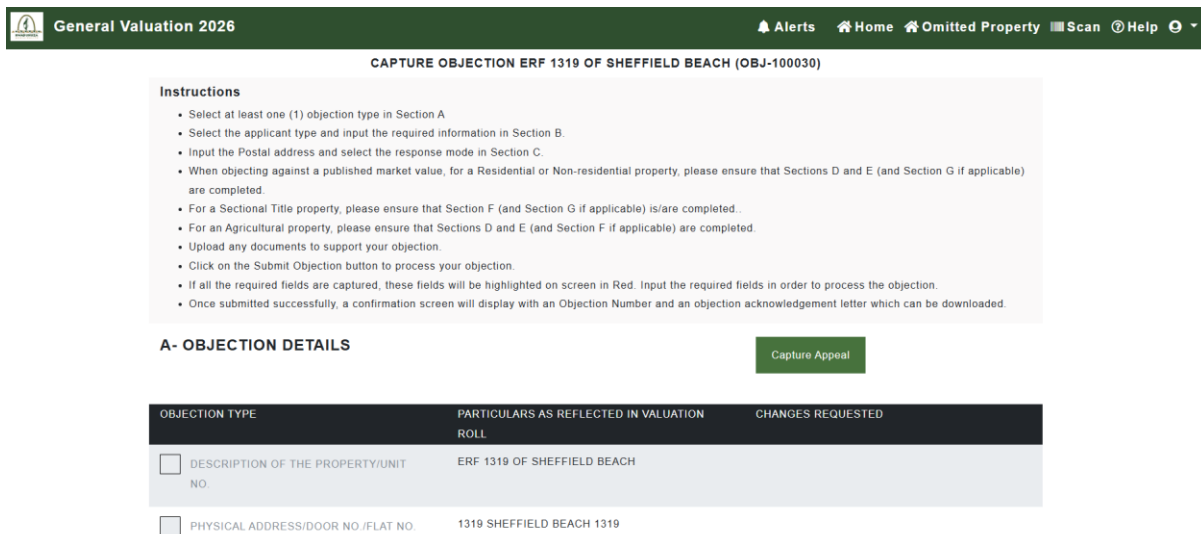
OBJECTION TYPE	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED
<input type="checkbox"/> DESCRIPTION OF THE PROPERTY/UNIT NO	ERF 1319 OF SHEFFIELD BEACH	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO /FLAT NO	1319 SHEFFIELD BEACH 1319	

A 'Capture Appeal' button is visible at the top right of the form area.

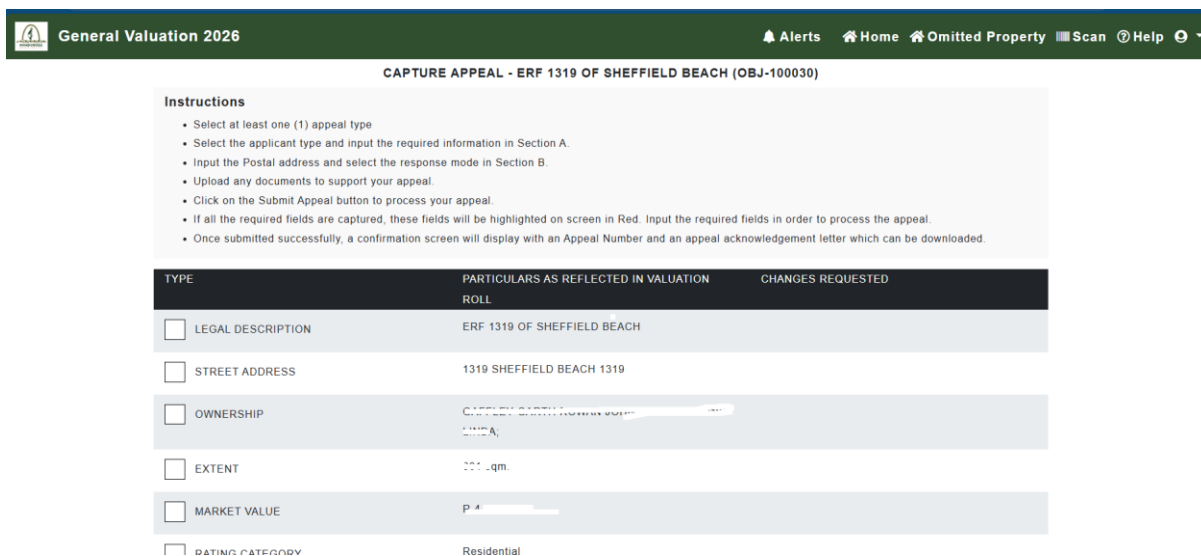
### i. Capture Appeal

To capture an appeal on the property, follow the steps below:

- On Appeal capture screen, the user will have to click on Capture Appeal button



- After clicking on Capture Appeal button, the user will be redirected to an online Appeal Capture form, the screen will be displayed shown in the image below



- The online Appeal Capture Screen consists of four sections they are:
- Consists of Appeal Details as shown below. The existing data of the property will be displayed as shown in the image below:

TYPE	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED
<input type="checkbox"/> LEGAL DESCRIPTION	ERF 1319 OF SHEFFIELD BEACH	
<input type="checkbox"/> STREET ADDRESS	1319 SHEFFIELD BEACH 1319	
<input type="checkbox"/> OWNERSHIP	UNITED BANK OF SOUTH AFRICA, SAFFLEY JUNE	
<input type="checkbox"/> EXTENT	801 sqm.	
<input type="checkbox"/> MARKET VALUE	R 4 250 000	
<input type="checkbox"/> RATING CATEGORY	Residential	

- To change any of the Objection Outcome, select the checkbox of the corresponding field as shown below:

TYPE	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED
<input type="checkbox"/> LEGAL DESCRIPTION	ERF 1319 OF SHEFFIELD BEACH	
<input type="checkbox"/> STREET ADDRESS	1319 SHEFFIELD BEACH 1319	
<input type="checkbox"/> OWNERSHIP	UNITED BANK OF SOUTH AFRICA, SAFFLEY JUNE	
<input type="checkbox"/> EXTENT	801 sqm.	
<input type="checkbox"/> MARKET VALUE	R 4 250 000	
<input checked="" type="checkbox"/> RATING CATEGORY	Residential	select new value

- Section A & Section B – Consists of applicant’s details and postal details as shown below

<p><b>A- APPLICANT DETAILS</b></p> <p>select one:</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Company <input type="checkbox"/> Municipality <input checked="" type="checkbox"/> Representative</p> <p><input type="checkbox"/> Individual (Objector not Owner)</p> <p>Title: Ms</p> <p>First Name: Pearl N</p> <p>Surname: Malevu</p> <p>Email Address: p...nsnet.net</p> <p>Fax Number: </p> <p>Home Number: </p> <p>Work Number: 011 ...</p> <p>Cell Number: 082 ...35</p> <p>Date Received: </p>	<p><b>B- POSTAL ADDRESS</b></p> <p>Address Line 1: 150 ...sloner Street</p> <p>Address Line 2: Marsh...</p> <p>Address Line 3: Johannesburg</p> <p>Postal Code: 2001</p> <p><b>RESPONSE MODE</b></p> <p><input checked="" type="checkbox"/> Email <input type="checkbox"/> Post</p>
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- Section C and D consist of appeal comments and reference documents where users can upload the document about the lodged appeal like appeal form etc as required.

**C - APPEAL COMMENTS**

**D- REFERENCE DOCUMENTS**

Type: Objection form

Comment:

Attachment: Choose File No file chosen Upload

Total Remaining Size: 9.6 MB

- Ack\_Objection - Other
- ObjectionForm - Other
- 344189551\_Document.Pdf - Other
- OBJ-152354\_110248097.pdf - Other

Section E– consists of Disclaimer. Where users have to accept the terms and conditions in order to lodge appeal online. Accepting the disclaimer is also mandatory in order to submit the appeal online. Below screen shows the disclaimer section of the Appeal Form.

**E- DISCLAIMER**

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.

- Capture data in the fields provided.
- All mandatory fields if not captured will be marked with a red outline as shown below.

**A- APPLICANT DETAILS**

select one:

Owner  Company  Municipality  Representative

Individual (Objector not Owner)

Title: Ms

First Name:

Surname:

Email Address:

Please provide at least one contact number

Fax Number:

Home Number:

Work Number:

Cell Number:

Date Received:

**B- POSTAL ADDRESS**

Address Line 1:

Address Line 2:

Address Line 3:

Postal Code:

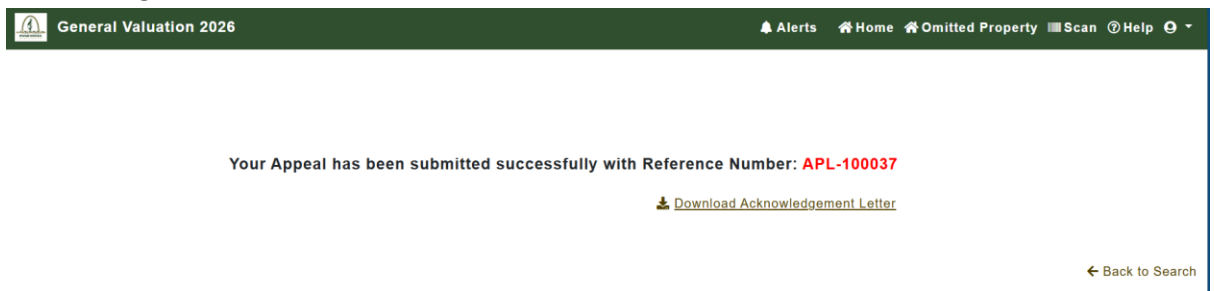
**RESPONSE MODE**

Email  Post

**C - APPEAL COMMENTS**

- Click the Submit Appeal button to complete the appeal capture

- The following screen will be displayed where user can download the appeal form or generated Acknowledgement letters:



- The generated Acknowledgement letter which consists of Appeal Acknowledgement Number is as shown below



14 Chief Albert Luthi  
Street, Kwadukuz  
445  
Tel: 032 437 5000

Website: www.Kwadukuza.gov.z

Thabani Musk  
5 Pretoria Main Rd  
Kelvin, Sandton  
Sandton  
2090



APL-100037

12/02/2026

Dear Sir / Madam

Appeal Number : **APL-100037**

Objection Number : OBJ-100030

**ACKNOWLEDGEMENT OF APPEAL RECEIPT: LETTER TO APPELLANT  
Sec. 54 of the Municipal Property Rates Act (Act 6 of 2004) - the "Act"**

We refer to the appeal lodged by you against the Outcome of the objection as determined by the Municipal Valuer in respect of the following property:

**Description of property** : ERF 1319 OF SHEFFIELD BEACH

Please note that this appeal will be submitted to the Appeal Board. Should you wish to appear before the Appeal Board, you will be notified of the date, time and venue of the Appeal Board hearing in due course.

The outcome of the Appeal Board decision will be communicated to you in writing.

Yours faithfully

## 14. What is IP Address Blocking Policy?

The site allows free access. However, to prevent malicious access and site scraping - record views are limited per day. In case your IP Address is blocked wrongfully, please contact the municipality to resolve the issue. If not critical, please wait till the next day. All blocked addresses are automatically unlocked at Midnight.