



Ekurhuleni Metropolitan Municipality eServices

GV 2025 Implementation – Public User Manual

Version 1.0

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1. Introduction

- The Ekurhuleni e-Service GV 2025 application is designed for the Ekurhuleni Municipality to manage the properties within the municipal according to the Municipal Property Rate Act.
 - The General Valuation Roll 2025 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 Ekurhuleni eServices GV2025 system by general public.

2. How to access the Ekurhuleni eServices GV 2025 System?

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

General Valuation 2025

Alerts Home Help

WELCOME TO THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY VALUATIONS WEBSITE

The information contained in these pages is exclusively for City of Ekurhuleni Metropolitan 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 19 February 2025 and closes at 15:00 on 25 June 2025.

Search Properties

City of Ekurhuleni

You only need to Register if you wish to lodge an Objection, please Register or Login below

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 button on the left hand side of the screen.

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

- **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.

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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 2025 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 Ekurhuleni Metropolitan 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

25 June 2025 at 03:00 PM.

Objection Period closes in



- 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 &

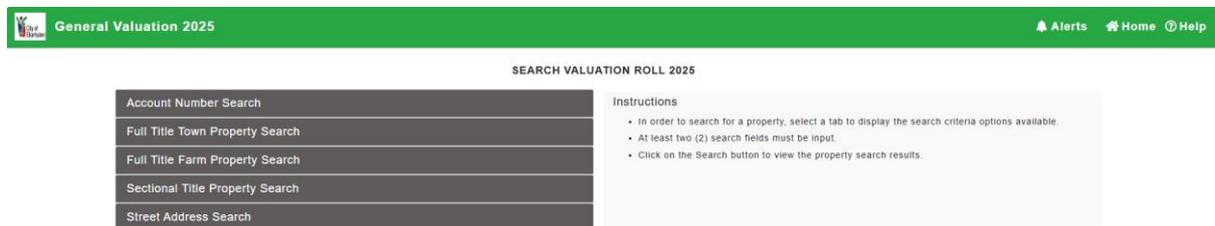
Download 

3. How to find my property?

Search Properties

To find a property, click on the **Search Properties** 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:

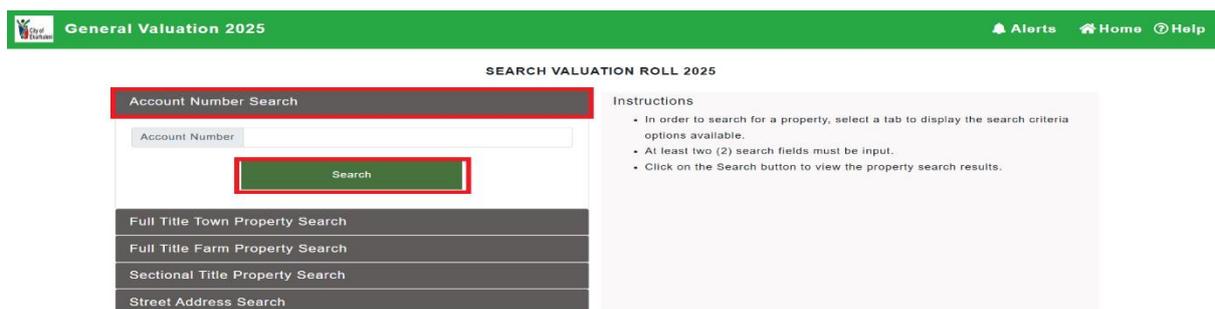
- Account Number Search
- Full Title Town Property Search
- Full Title Farm Property Search
- Sectional Title Property Search
- Street Address Property Search



- 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 2025

Account Number Search

Account Number: 2106181382

[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.

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

RESULTS

Description	Owner Name	Street Address	Rating Category	Market Value	
REM OF ERF 2053 OF BRACKENHURST EXT 2	CJS HEFER	9 WATSONIA	Residential	R 800,000	View

[← Back to search](#)

- Click the corresponding [View](#) 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 2025

Account Number Search

Full Title Town Property Search

ERF Number:

Portion Number:

Township:

[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.

- 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:

SEARCH VALUATION ROLL 2025

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.

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

SEARCH VALUATION ROLL 2025

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.

- 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	Owner Name	Street Address	Rating Category	Market Value	
ERF 10 OF MQANTSA	ZWANE N B	27 THAMI MNYELE WEST	Residential	R 680,000	<input type="button" value="View"/>

[← Back to search](#)

- Click the corresponding 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 2025 Alerts Home Help

SEARCH VALUATION ROLL 2025

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.

- 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 2025 Alerts Home Help

SEARCH VALUATION ROLL 2025

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Portion Number

Farm Number

Farm Name

Sectional Title

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.

KLEINFONTEIN 67-IR

KLIPBULT 134-IR

KLIPFONTEIN 12-IR

KLIPFONTEIN 70-IR

KLIPFONTEIN 83-IR

KLIPPOORTJE 110-IR

KLIPPOORTJE 112-IR

KLIPRIVIERSBERG 106-IR

- 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 2025

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 2025

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	Owner Name	Street Address	Rating Category	Market Value	
PTN 142 OF THE FARM KLEINFONTEIN 67-IR	BOCHASANWASI SHRI AKSHAR PURUSHOTTAM	4 WEST STREET	Residential	R 1,325,000	View

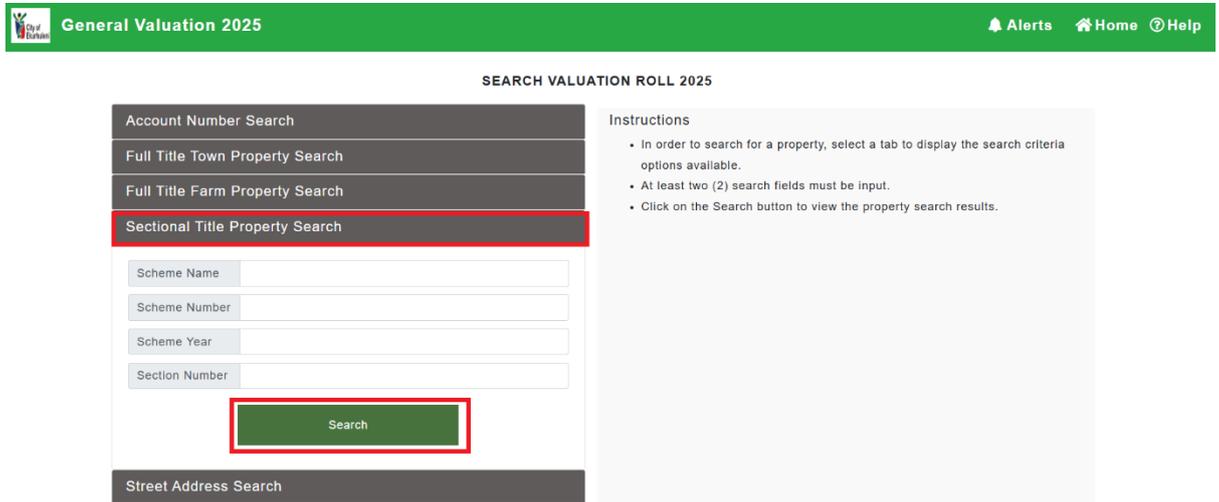
[← Back to search](#)

- 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.

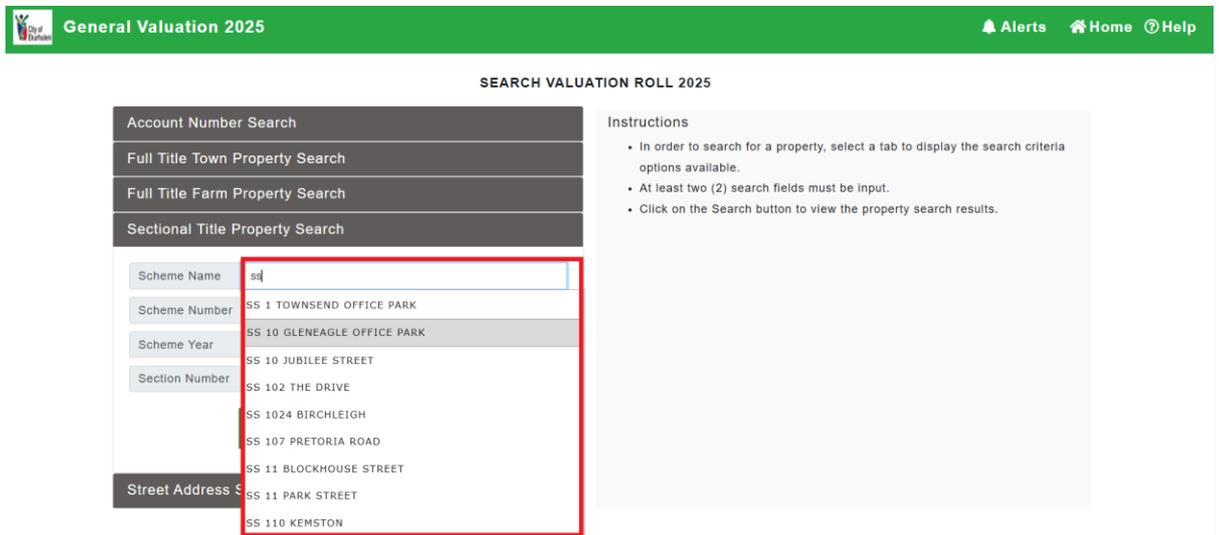
- After completing a search, you may want to begin a new search. To do this you must restart your current search.

4. Search for a Sectional Title Property:

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



- 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.



- 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 2025 Alerts Home Help

SEARCH VALUATION ROLL 2025

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Sectional Title Property Search

Scheme Name: ss kelvin

Scheme Number: SS KELVIN GROVE

Scheme Year: SS KELVIN VIEW

Section Number: SS KELVIN VIEW BUSINESS PARK

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 2025 Alerts Home Help

SEARCH VALUATION ROLL 2025

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Sectional Title Property Search

Scheme Name: SS KELVIN GROVE

Scheme Number:

Scheme Year:

Section Number: 10

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 2025 Alerts Home Help

RESULTS

Description	Owner Name	Street Address	Rating Category	Market Value	
SECTION 10 OF SS KELVIN GROVE	L MAGWAZA	113 HOWARD	Residential	R 391,000	View

← Back to search

- Click the corresponding [View](#) 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 2025 Alerts Home Help

SEARCH VALUATION ROLL 2025

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 2025 Alerts Home Help

SEARCH VALUATION ROLL 2025

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

RESULTS

Description	Owner Name	Street Address	Rating Category	Market Value	
ERF 0 OF COMET EXT 17	CITY OF EKURHULENI MUNICIPALITY	541 CORE STREET	Vacant Land	R 42,967,000	View
ERF 541 OF COMET EXT 17	CITY OF EKURHULENI MUNICIPALITY	541 CORE STREET	Vacant Land	R 1,509,000	View

[← 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 page
- After completing a search, you may want to begin a new search. To do this you must restart your current search.

• How to View Property Valuation Details published in GV 2025?

- 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 [View](#) button of the property you want to select as shown below.

RESULTS

Note: maximum top 100 records displayed. Please refine search criteria if property cannot be found

Description	Owner Name	Street Address	Rating Category	Market Value	
PTN 1 OF ERF 1 OF EDENVALE	CIRCLE SEVEN TRADING 55 CC	171 FOURTH	Residential	R 3,464,000	View
PTN 1 OF ERF 1 OF NORTONS HOME ESTATES AH	A A CHASSOULAS PROP CC	45658 NORTON HOME ESTATES	Agricultural	R 1,246,000	View
PTN 1 OF ERF 1 OF BRAKPAN	R & A BOTES		Residential	R 756,000	View
PTN 1 OF ERF 1 OF NHLAPO	P K & N L MHLAMBI		Residential	R 985,000	View
PTN 1 OF ERF 1 OF LIFATENG	CHURCH OF JESUS CHRIST OF LTAATERDAYS	4 FINCH	Vacant Land	R 260,000	View
PTN 1 OF ERF 1 OF STRUISBULT	JA & SP LUBISI		Residential	R 711,000	View

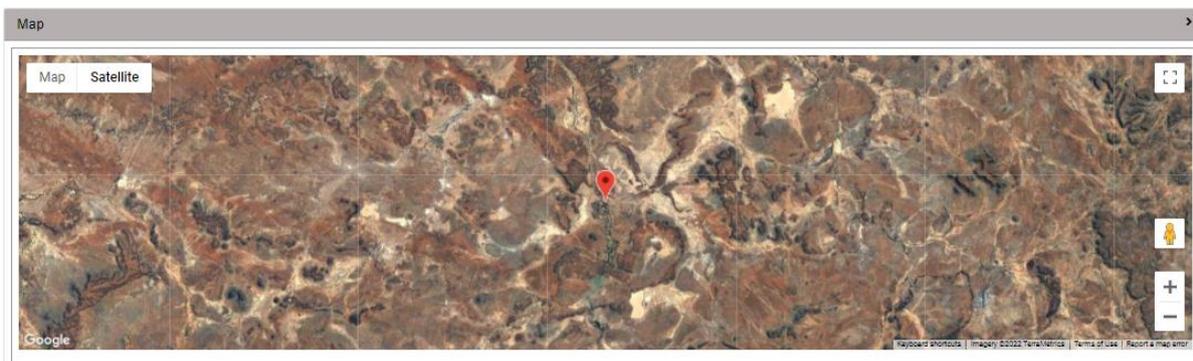
- Once clicked corresponding property profile, screen will be displayed as shown below.

PTN 1 OF ERF 1 OF NORTONS HOME ESTATES AH

Valuation Roll Details	
Legal Description	PTN 1 OF ERF 1 OF NORTONS HOME ESTATES AH
Street Address	45658 NORTON HOME ESTATES
Ownership	A A CHASSOULAS PROP CC
Extent	8,569 sqm.
Market Value	R 1,246,000
Rating Category	Agricultural
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.

- 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.



- **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.



PTN 1 OF ERF 1 OF NORTONS HOME ESTATES AH

Valuation Roll Details	
Legal Description	PTN 1 OF ERF 1 OF NORTONS HOME ESTATES AH
Street Address	45658 NORTON HOME ESTATES
Ownership	A A CHASSOULAS PROP CC
Extent	8,569 sqm.
Market Value	R 1,246,000
Rating Category	Agricultural
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.

- 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.



Ekurhuleni Metropolitan Municipality
Valuations Service

Phone: 0860 543 000

www.ekurhuleni.gov.za

FORM C: AGRICULTURAL HOLDINGS OR FARMS



105464

THE MUNICIPAL MANAGER
Ekurhuleni Metropolitan 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 2025 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/PORITION/UNIT NO. 1 SUBURB/SCHEME NAME

RE/PORITION/UNIT NO. REG.DIV

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

NAME OF REGISTERED OWNER OF PROPERTY

IDENTITY NO COMPANY OR C.C REGISTRATION NO

PHYSICAL ADDRESS OF OWNER CODE

POSTAL ADDRESS OF OWNER CODE

TELEPHONE NO. HOME WORK

CELL FAX

EMAIL ADDRESS

● **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.

ERF 10 OF MQANTSA

Valuation Roll Details	
Legal Description	ERF 10 OF MQANTSA
Street Address	27 THAMI MNYELE WEST
Ownership	ZWANE N B
Extent	261 sqm.
Market Value	R 680,000
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.

- 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.

Private Bag X1069
Germiston
1400



08-02-2025



S49-105517

BY HAND

Section 49 Notice in respect of the Municipal Property Rates Act of 2004 as amended.
Valuation Roll Period: 1 July 2025 to 30 June 2029.

Dear Property Owner

The purpose of this notice is to advise you of the valuation placed on the following property as at **1 July 2024**, as determined during the Fifth (5) Supplementary Valuation conducted under the provisions of the Municipal Property Rates Act of 2004 as amended. The details of the General valuation roll are as follows:

PROPERTY DETAILS AS LISTED IN THE GENERAL VALUATION ROLL 2025:	
Property Description	PTN 1 OF ERF 1 OF NORTONS HOME ESTATES AH
Address	45658 NORTON HOME ESTATES
Category	Agricultural

• 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.

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

- 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.

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.

DISCLAIMER

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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 2025 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 Ekurhuleni Metropolitan 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 2025** Alerts Home Help

USER REGISTRATION- CONFIRMATION

Email Address: thabani@terra.group

Confirm OTP

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 Recieved 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.

Ekurhuleni General Valuation 2025 - eServices Account Login Credentials

noreply@terra.group via smtpcorp.com
To: Thabani Mhlongo
Thu 2/6/2025 10:31 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 Mhlongo,

Thank you for your registration on Ekurhuleni eServices website.

You can update your profile, search, view and/ lodge objection for property(properties) linked to your profile. Please click OR copy and paste the following URL: <http://203.123.83.207/emm/Index.aspx> to access the eServices website.

Login Credentials:

Username: thab

Password: ?=1 Wp

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

- 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.

DISCLAIMER

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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 2025 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 Ekurhuleni Metropolitan 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 2025** 🔔 Alerts 🏠 Home 🆘 Help

USER REGISTRATION- CONFIRMATION

Email Address: thabani@terra.group

Confirm OTP

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.

General Valuation 2025 Alerts Home Help

USER REGISTRATION- CONFIRMATION

Email Address: thabani@terra.group

Confirm OTP: 443

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.

Ekurhuleni General Valuation 2025 - eServices Account Login Credentials

 noreply@terra.group via smtpcorp.com 
To:  Thabani Mhlongo Thu 2/6/2025 10:31 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 Mhlongo,

Thank you for your registration on Ekurhuleni eServices website.

You can update your profile, search, view and/ lodge objection for property(properties) linked to your profile.
Please click OR copy and paste the following URL: <http://203.123.83.207/emm/Index.aspx> to access the eServices website.

Login Credentials:

Username: thab

Password: ?=1 Wp

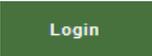
Please Note:This email message was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.

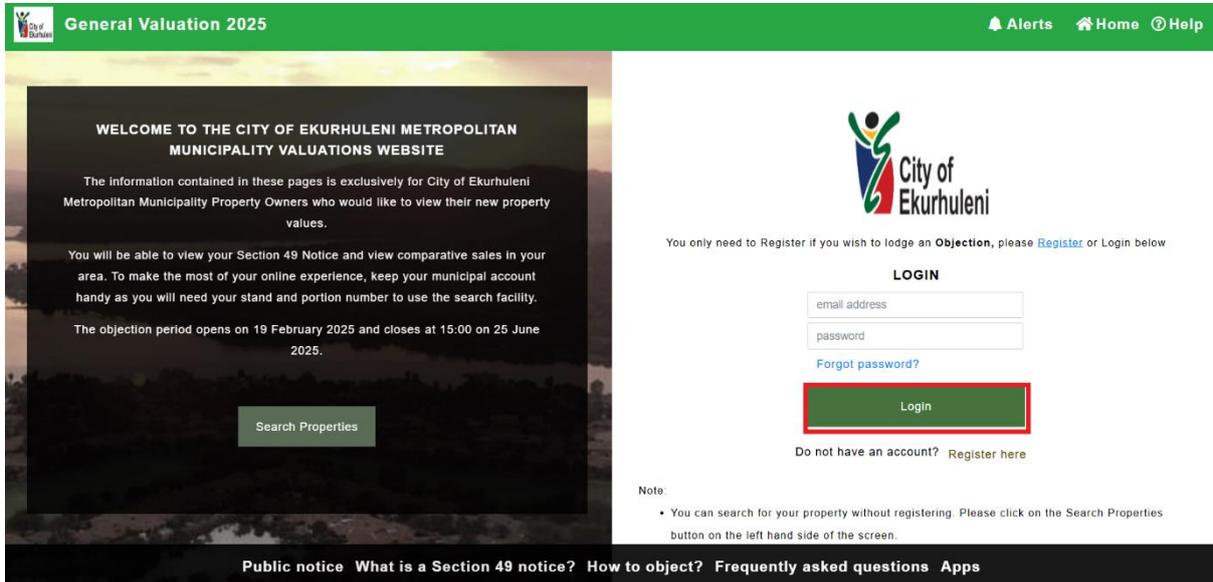
Regards

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

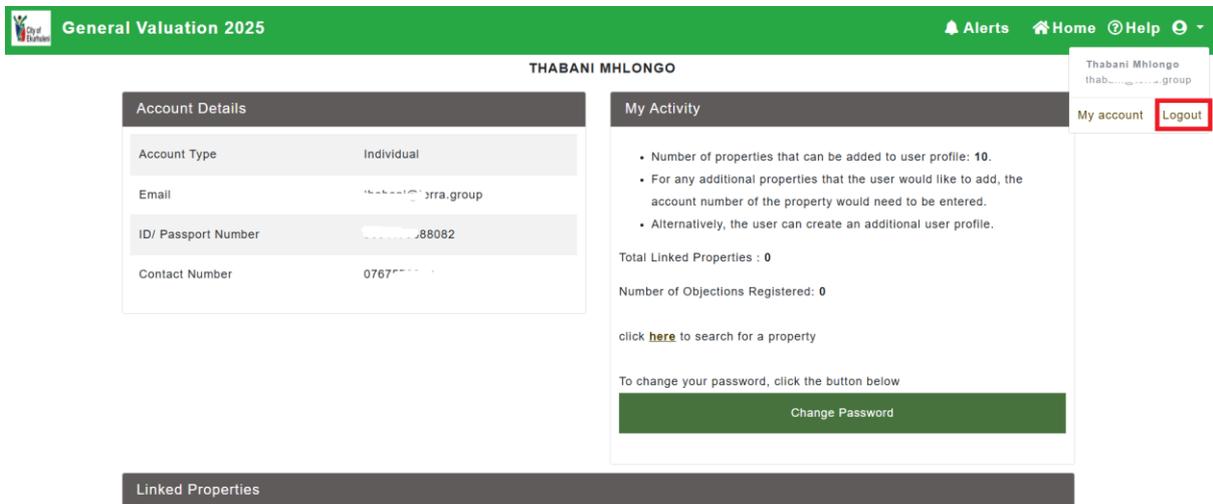
- To Resend the OTP to user email click on  button.
- To Close the Registration process, click on  button.

- **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  button as shown below.



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



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

• 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.

The screenshot shows the user profile page for THABANI MHLONGO. The page has a green header with the logo and navigation links (Alerts, Home, Help). Below the header, there are two main sections: 'Account Details' and 'My Activity'. The 'Account Details' section shows fields for Account Type (Individual), Email (thaba...), ID/ Passport Number (90011...), and Contact Number. The 'My Activity' section shows information about linked properties and a 'Change Password' button highlighted with a red box. Below these sections is a 'Linked Properties' section.

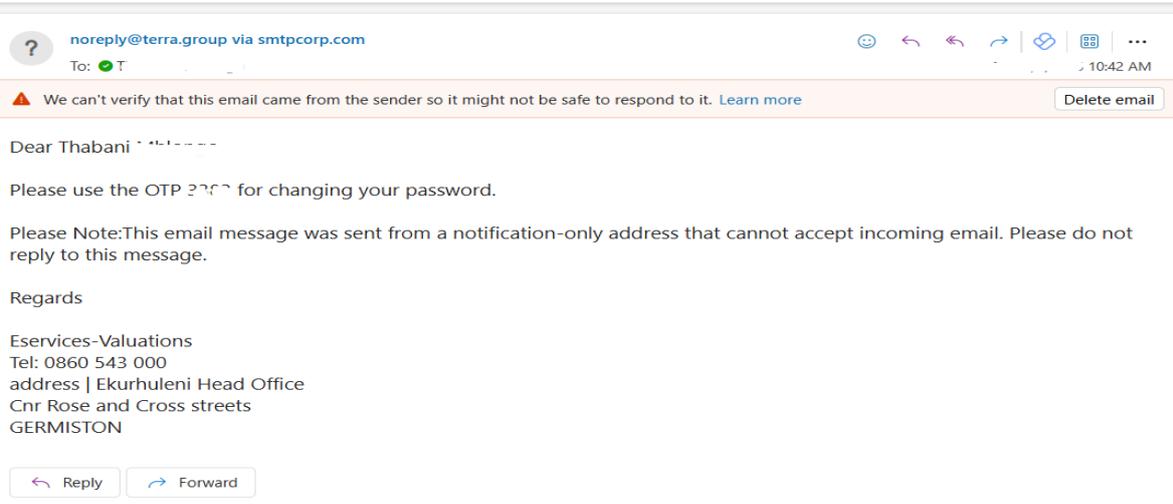
- Click on Change Password Button **Change Password** the following screen will be displayed.

The screenshot shows the 'CHANGE PASSWORD' screen. The page has a green header with the logo and navigation links (Alerts, Home, Help). Below the header, there is a form with three input fields: 'New Password', 'Confirm Password', and 'Confirm OTP'. Below the form are two buttons: 'Verify' and 'Resend OTP'. To the right of the form is an 'Instructions' box with the following text:

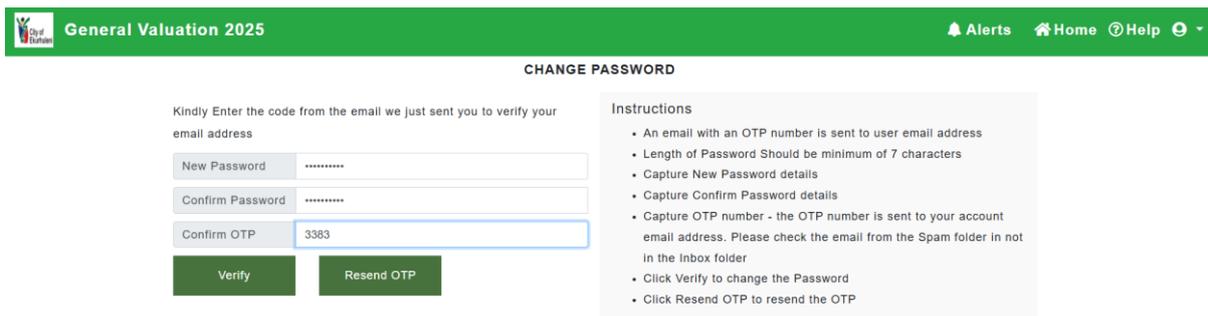
- An email with an OTP number is sent to user email address
- Length of Password Should be minimum of 7 characters
- Capture New Password details
- Capture Confirm Password details
- Capture OTP number - the OTP number is sent to your account email address. Please check the email from the Spam folder 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.

Ekurhuleni General Valuation 2025 - eServices Account Change Password



- 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.

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

Your Password has been updated successfully.

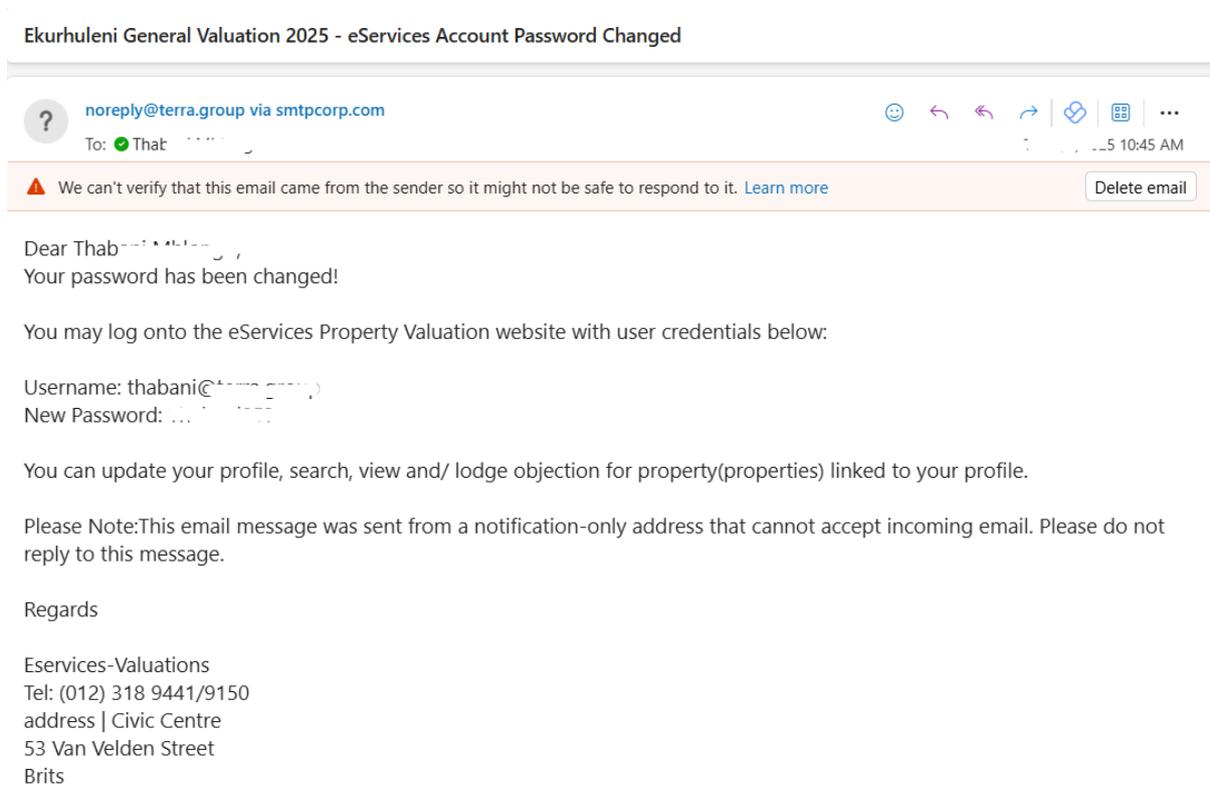
Please Click [here](#) to Login again.

New Password

Confirm Password

Confirm OTP

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

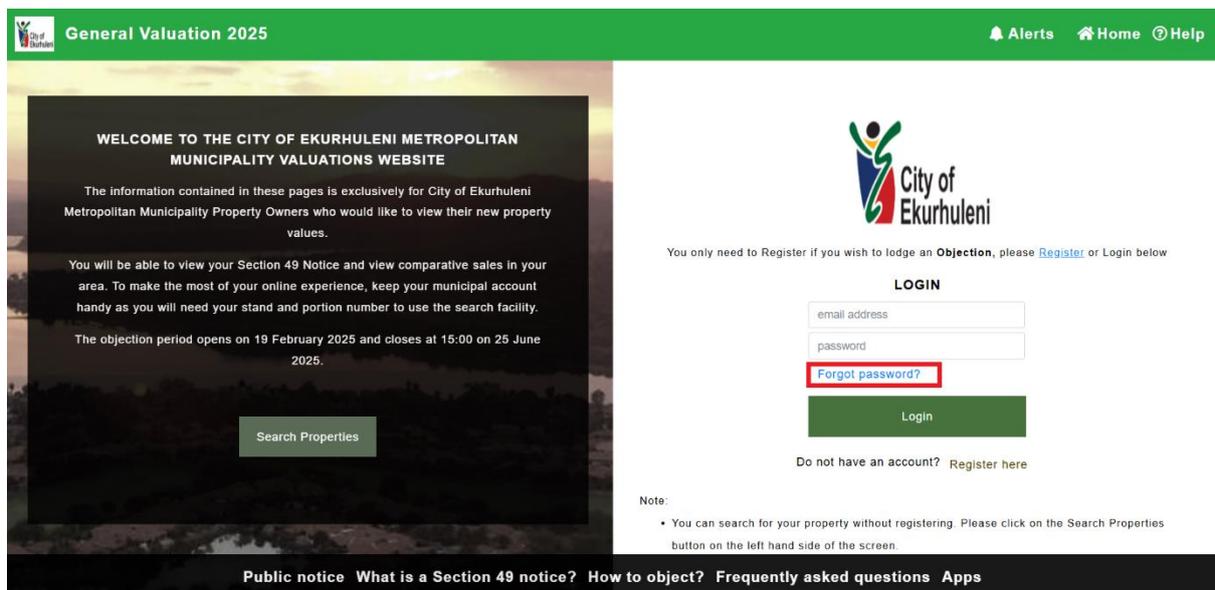


- To resend the OTP click the button.
- On clicking the button an email will be generated with new OTP and sent to the registered user account.
- User has to follow the above 6 to 9 Steps in order to change the password.

• How to access the User Account when User Forget the Password?

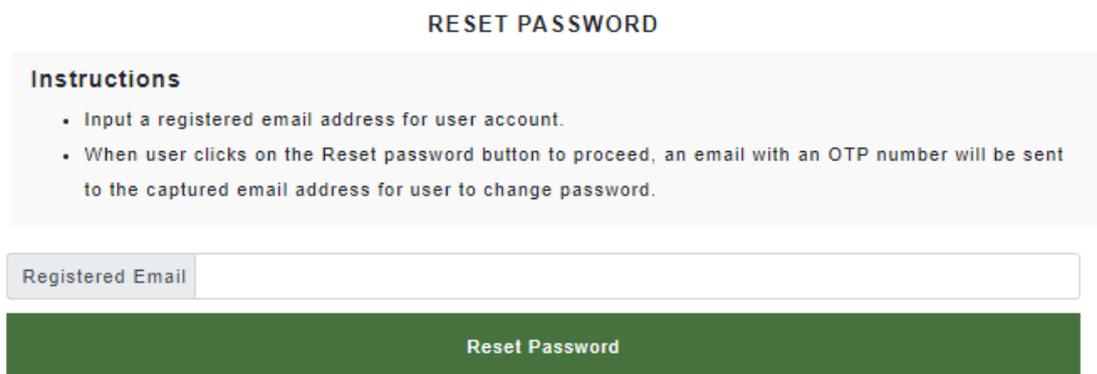
When User Forget Password follow the steps below:

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



The screenshot shows the 'General Valuation 2025' website. On the left, a dark overlay contains 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. A 'Register here' link is also present. A note at the bottom states: 'Note: You can search for your property without registering. Please click on the Search Properties button on the left hand side of the screen.'

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



The 'RESET PASSWORD' screen displays the following 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.

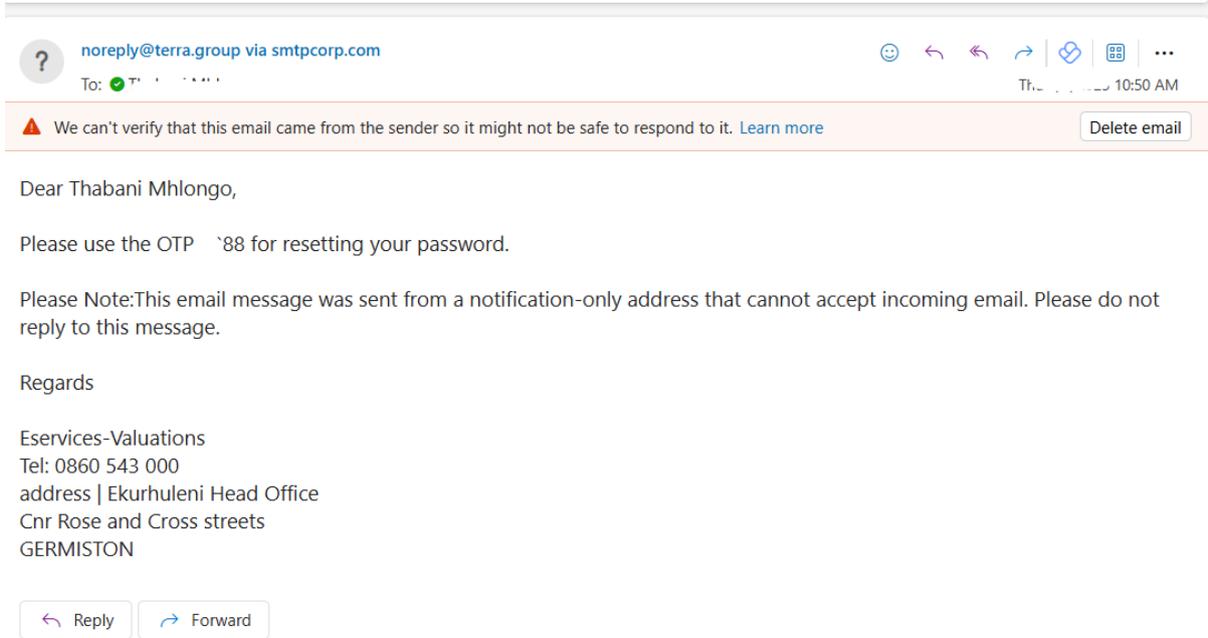
Below the instructions is a text input field labeled 'Registered Email' and a green 'Reset Password' button.

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

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

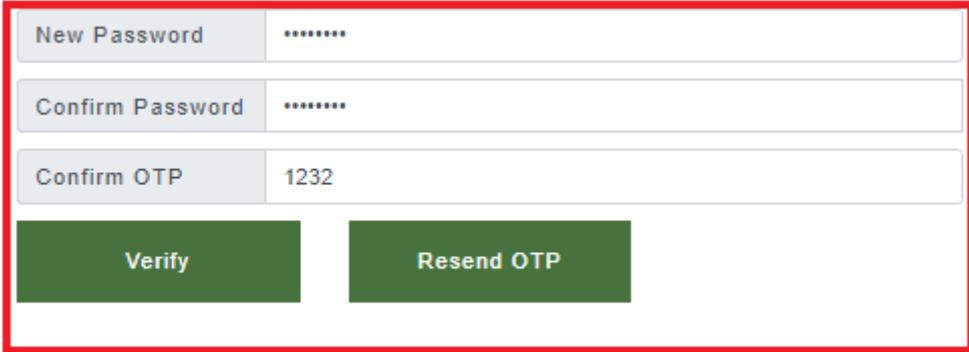
- An email with OTP will be generated and sent to the registered email address as shown below.

Ekurhuleni General Valuation 2025 - eServices Account Reset Password



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

- 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

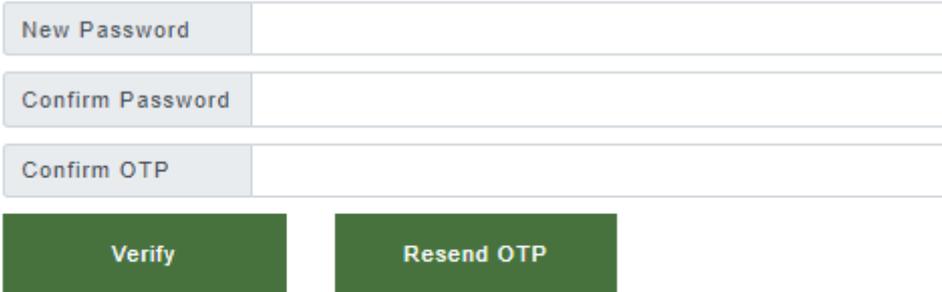
[Verify](#) [Resend OTP](#)

- 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	

[Verify](#) [Resend OTP](#)

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

Ekurhuleni General Valuation 2025- Account Change Password

 noreply@terra.group via smtpcorp.com 
 To:  Thabani Mkhomo T... 10:52 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: 

Your password has been reset!

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

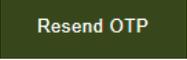
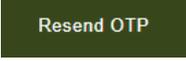
Username: thabani@terra.group
 New Password: ThabaniM2025

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
 53 Van Velden Street
 Brits

- 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.

- **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.

General Valuation 2025 Alerts Home Help

PTN 3 OF ERF 132 OF KLIPPOORTJE AGRICULTURAL LOTS

Valuation Roll Details	
Legal Description	PTN 3 OF ERF 132 OF KLIPPOORTJE AGRICULTURAL LOTS
Street Address	0 KALK
Ownership	DE FREITAS GP & 8 OTHERS
Extent	171,306 sqm.
Market Value	R 1,978,000
Rating Category	Agricultural
Other Particulars	
Notes	

My Activity
Download Objection form
Download Section 49 notice
You can link this Property to your profile for future reference
Add to my profile

- 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.

General Valuation 2025 Alerts Home Help

THABANI MHLONGO

Account Details	
Account Type	Individual
Email	thabani@terra.group
ID/ Passport Number	9001175688082
Contact Number	0767578946

My Activity
<ul style="list-style-type: none"> • 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 : 1
Number of Objections Registered: 0
click here to search for a property
To change your password, click the button below
Change Password

Property linked successfully

Linked Properties		
Remove	PTN 3 OF ERF 132 OF KLIPPOORTJE AGRICULTURAL LOTS	Register Objection

- 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	REM OF ERF 103 OF NEW REDRUTH	Register Objection
Remove	PTN 3 OF ERF 132 OF KLIPPOORTJE AGRICULTURAL LOTS	Register Objection
Remove	ERF 2133 OF MOLELEKI EXT 3	Register Objection
Remove	REM OF THE TOWNSHIP DAWN PARK EXT 49	Register Objection
Remove	PORTION 12 OF ERF 91 OF ORIEL	Register Objection
Remove	REM OF THE TOWNSHIP JOHN DUBE VILLAGE EXT 1	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	990826020006
Contact Number	0795500941

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.

Account Details

Account Type	Individual
Email	...
ID/ Passport Number	990826020006
Contact Number	0795500941

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](#)

- 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 10 OF GIESENSKRAAL SETTLEMENT	OBJ-10978 Pending
Remove	ERF 10 OF NONZWAKAZI	Register Objection
Remove	ERF 1 OF DE AAR	Register Objection
Remove	ERF 650 OF DE AAR	Register Objection
Remove	ERF 10 OF HANOVER	Register Objection
Remove	ERF 1 OF NONZWAKAZI	Register Objection
Remove	ERF 100 OF BRITSTOWN	Register Objection
Remove	ERF 1 OF GIESENSKRAAL SETTLEMENT	Register Objection
Remove	ERF 10 OF DE AAR	Register Objection
Remove	ERF 10 OF BRITSTOWN	Register Objection

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

Linked Properties		
Remove	REM OF ERF 103 OF NEW REDRUTH	Register Objection
Remove	PTN 3 OF ERF 132 OF KLIPPOORTJE AGRICULTURAL LOTS	Register Objection
Remove	ERF 2133 OF MOLELEKI EXT 3	Register Objection
Remove	REM OF THE TOWNSHIP DAWN PARK EXT 49	Register Objection
Remove	PORTION 12 OF ERF 91 OF ORIEL	Register Objection
Remove	REM OF THE TOWNSHIP JOHN DUBE VILLAGE EXT 1	Register Objection

- 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.

REM OF ERF 103 OF NEW REDRUTH

Thabani Mhlongo
thabani@terra.group
My account Logout

Valuation Roll Details	
Legal Description	REM OF ERF 103 OF NEW REDRUTH
Street Address	43 TRURO
Ownership	CAF SPECIAL TRUST (G)
Extent	602 sqm.
Market Value	R 1,000,000
Rating Category	Vacant Land
Other Particulars	

My Activity
Download Objection form
Download Section 49 notice
This Property is Linked to your Profile
Go to Profile

- 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 10 OF GIESENSKRAAL SETTLEMENT	OBJ-10076 Pending
Remove	ERF 10 OF NONZWAKAZI	Register Objection
Remove	ERF 1 OF DE AAR	Register Objection
Remove	ERF 850 OF DE AAR	Register Objection
Remove	ERF 10 OF HANOVER	Register Objection
Remove	ERF 1 OF NONZWAKAZI	Register Objection
Remove	ERF 100 OF BRITSTOWN	Register Objection
Remove	ERF 1 OF GIESENSKRAAL SETTLEMENT	Register Objection
Remove	ERF 10 OF DE AAR	Register Objection
Remove	ERF 10 OF BRITSTOWN	Register Objection

- 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 2133 OF MOLELEKI EXT 3

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 2133 OF MOLELEKI EXT 3	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.	2133 SITE NO. 02133 2133 MOLELEKI X 3	
<input type="checkbox"/> NAME OF OWNER	E & D MUNGUI AND MAEMO	

• 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	Owner Name	Street Address	Rating Category	Market Value	
ERF 2133 OF MOLELEKI EXT 3	E & D MUNGOI AND MAEMO	2133 SITE NO. 02133 2133 MOLELEKI X 3	Residential	R 648,000	View

[← 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.

- 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		
Remove	REM OF ERF 103 OF NEW REDRUTH	Register Objection
Remove	REM OF THE TOWNSHIP JOHN DUBE VILLAGE EXT 1	Register Objection
Remove	PTN 3 OF ERF 132 OF KLIPPOORTJE AGRICULTURAL LOTS	Register Objection
Remove	ERF 2133 OF MOLELEKI EXT 3	Register Objection
Remove	REM OF THE TOWNSHIP DAWN PARK EXT 49	Register Objection
Remove	ERF 3465 OF PALM RIDGE EXT 3	Register Objection
Remove	PORTION 12 OF ERF 91 OF ORIEL	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.

1. 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 3465 OF PALM RIDGE EXT 3

- 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 3465 OF PALM RIDGE EXT 3	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.	3465 NHLANGANO STREET	
<input type="checkbox"/> NAME OF OWNER	L E TWALA	

1. Objection Capture Method 2:

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

ERF 182 OF NEW MODDER

Valuation Roll Details	My Activity
Legal Description: ERF 182 OF NEW MODDER	Download Objection form
Street Address: 8 ISADORE STREET	Download Section 49 notice
Ownership: RS & I SAMUEL & ABDUL	You can link this Property to your profile for future reference
Extent: 840 sqm.	Add to my profile
Market Value: R 1,070,000	
Rating Category: Residential	
Other Particulars	
Notes	

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



Ekurhuleni Metropolitan Municipality
Valuations Service

Phone: 0860 543 000

www.ekurhuleni.gov.za

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



105466

THE MUNICIPAL MANAGER
Ekurhuleni Metropolitan 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 2025 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/Ptrn/Erf/Unit no _____ 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.



- 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.



Ekurhuleni Metropolitan Municipality
Valuations Service

Phone: 0860 543 000

www.ekurhuleni.gov.za

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



105468

THE MUNICIPAL MANAGER
Ekurhuleni Metropolitan 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 2025 _____ **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 _____ 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 - REM OF THE TOWNSHIP DAWN PARK EXT 49

Instructions

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

Form Number

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

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	

1. Capture Objection

- To capture an objection on the property, follow the steps below:
- The objection capture screen will be displayed as shown in the image below:

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 - APPLICANT DETAILS</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>C - POSTAL ADDRESS</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>
--	--

- Section D Consists of Property details as shown below

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

Physical Address Code Extent of Property (m²)

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 (m²)

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 Terrace Laundry Separate Toilet

Other Other

Other Buildings

Building No. Description Size m²

Condition Is the Building Functional?

Is any portion of the property used for any purpose other than Agriculture (e.g. business, mining, win-tourism, trading in or hunting of game)?

Select

If Yes, describe the Use(s)

Land Analysis

Non-Agricultural Use Grazing Use Under Irrigation Use

Dry Land Use Permanent Crops Other Use Other Use

Other Use Tenure Condition of Fences

Area Cane Trenches No. of Stoneholes Output Litres/Hour Cane Capacity

Is Property Exposed to a River

Other

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

Gascode No. Do you have Water Rights?

If Yes, Give Details

Have you applied for Planning or Consent Use?

If Yes, Give Details

Has your Agricultural Holdings been excised?

If Yes, New Farm Description

Has the township applied for or proclaimed?

If Yes, Give Details

Tenant and rent information

Name of Tenant Size Rental/End VMT Exception

Other Contributions

Terms of Lease Start Date Use

- 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

select one:

Owner Company Municipality Representative Individual (Objector not Owner)

Title

First Name

Surname

Email Address

Please provide at least one contact number

Fax Number

Home Number

Work Number

Cell Number

C - POSTAL ADDRESS

Address Line 1

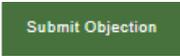
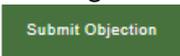
Address Line 2

Address Line 3

Postal Code

RESPONSE MODE

Email Post

- 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 2025 Alerts Home Help

Your Objection has been submitted successfully with Reference Number: **OBJ-105470**

[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**. 

[← 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.



Ekurhuleni Metropolitan Municipality
Finance: Valuation Services

Head Office
15 Queen Street
Germiston
South Africa

Private Bag X1069
Germiston
1400

Call Centre : 0860 543 000
website: www.ekurhuleni.gov.za

08-02-2025

100 Pretoria Main Rd
Kelvin
Sandton
1004



OBJ-105470

Dear Sir / Madam

OBJECTION No. OBJ-105470 - ACKNOWLEDGEMENT OF OBJECTION TO THE GENERAL VALUATION ROLL 2025

On 08-02-25 an objection was received for the under-mentioned property reflected in or omitted from the General Valuation Roll 2025. 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.

Owner Name	:	D F DEVELOPMENTS PTY LTD
Description of Property	:	REM OF THE TOWNSHIP DAWN PARK EXT 49
Category	:	Vacant Land
Physical Address	:	1 CNR BLESBOK AND SABLE RD
Land Extent (m2)	:	58,421 sqm
Market Value (R)	:	R 20 100 000



Ekurhuleni Metropolitan Municipality
Valuations Service

Phone 0860 543 000

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OBJ-105470

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

THE MUNICIPAL MANAGER
Ekurhuleni Metropolitan Municipality

LOGGING 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 2025 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 SUBURB/SCHEME NAME

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY Thabo Maxwell

IDENTITY NO. COMPANY OR CC REGISTRATION NO

PHYSICAL ADDRESS OF OWNER CODE

POSTAL ADDRESS OF OWNER 100 Pretoria Main Rd, Kelvin, Sandton CODE 1004

TELEPHONE NO. HOME WORK

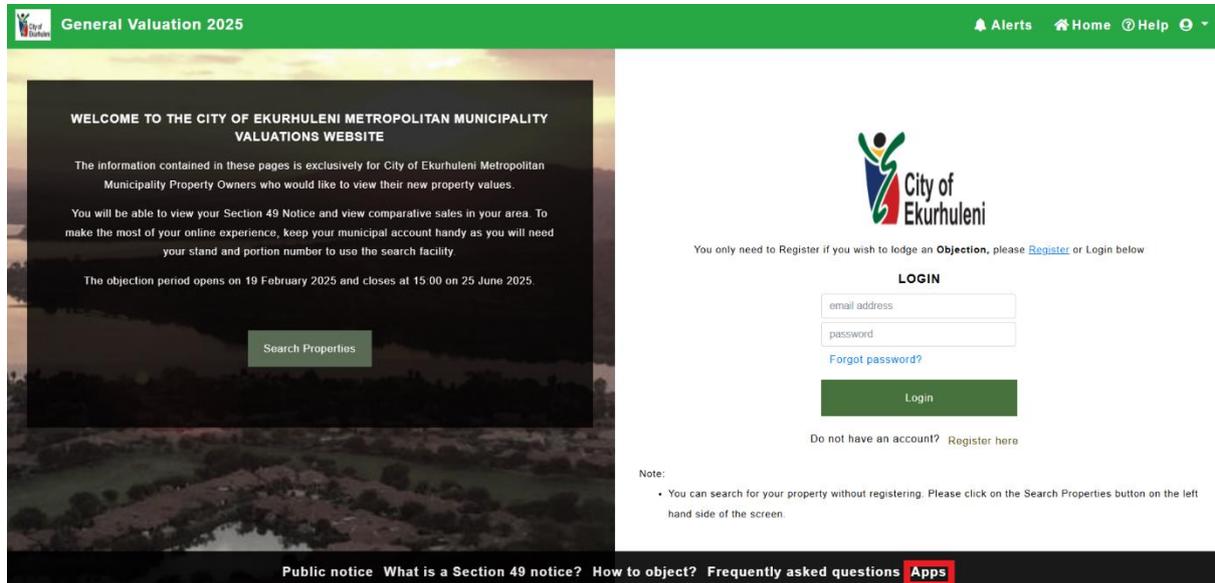
CELL 07545778642 FAX

EMAIL ADDRESS thabanimhlongo08@gmail.com

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

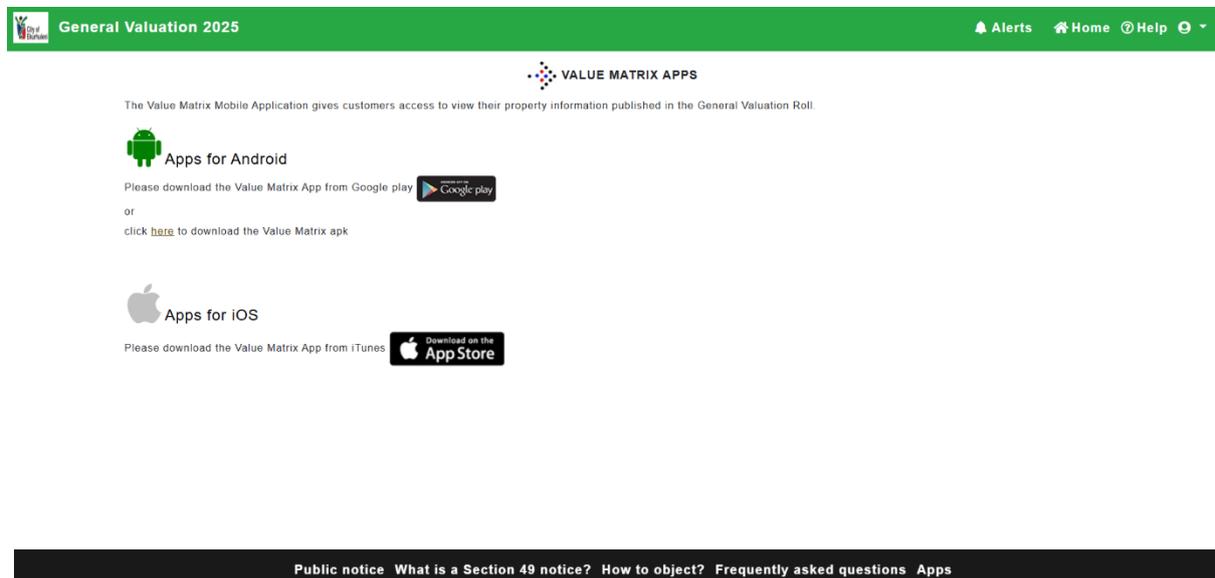
13. How to access the App Download?

- User needs to access eServices home page from where User can access App Tap at the bottom of the home page as shown below.



The screenshot shows the 'General Valuation 2025' website. On the left, a dark overlay contains a 'Search Properties' button. On the right, there is a 'LOGIN' section with input fields for 'email address' and 'password', a 'Forgot password?' link, and a 'Login' button. Below the login form is a 'Register here' link. A note at the bottom states: 'Note: You can search for your property without registering. Please click on the Search Properties button on the left hand side of the screen.' The footer contains navigation links: 'Public notice', 'What is a Section 49 notice?', 'How to object?', 'Frequently asked questions', and 'Apps'.

- On clicking on the apps user leads into following page from where user can download the Value Matrix App from Google play or click on “Click here” to download as shown below.



The screenshot shows the 'VALUE MATRIX APPS' page. It features a heading 'VALUE MATRIX APPS' and a sub-heading 'The Value Matrix Mobile Application gives customers access to view their property information published in the General Valuation Roll.' Below this, there are two sections: 'Apps for Android' with a 'Google play' button and 'Apps for iOS' with a 'Download on the App Store' button. The footer contains navigation links: 'Public notice', 'What is a Section 49 notice?', 'How to object?', 'Frequently asked questions', and 'Apps'.

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.