



Theewaterskloof Municipality eServices

GV 2023 Implementation – Public User Manual

Version 1.0

Contents

1. Introduction	3
2. How to access the Theewaterskloof eServices GV 2023 System?	3
3. How to find my Property?	7
4. How to View Property Valuation Details published in GV 2023?	15
5. How to Download an Objection Form?	16
6. How to Download a Section 49 Notice?	18
7. How do I Register?	19
8. How do I Log In and Logout of Application?	26
9. How to Change my Password?	27
10. How to access the User Account when User Forget the Password?	30
11. How to add and remove a Property Profile with User Profile?	33
12. How do I Capture an Objection?	38
13. How to access the App Download?	48
14. What is IP Address Blocking Policy?	49

1. Introduction

- The Theewaterskloof e-Service GV 20233 application is designed for the Theewaterskloof Municipality to manage the properties within the municipal according to the Municipal Property Rate Act.
 - The General Valuation Roll 2023 was generated in July and will be open for public inspection at municipal centres as well as online.
 - Theewaterskloof 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 Theewaterskloof eServices GV2023 system by general public.

2. How to access the Theewaterskloof eServices GV 2023 System?

- Access the Public Website via the following: <https://eservices.terra.group/TWK>
- The Public Website home page will be displayed.

The screenshot shows the home page of the Theewaterskloof Municipality's eServices GV 2023 system. The page is divided into two main sections. On the left, there is a dark-themed area with a 'Search Properties' button. On the right, there is a white-themed area with a 'LOGIN' section containing input fields for 'email address' and 'password', a 'Forgot password?' link, and a 'Login' button. A 'Register' button is also present. A note at the bottom indicates that users can search for properties without registering by clicking the 'Search Properties' button on the left. The footer contains various navigation links.

- **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.



- 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 2023 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 Theewaterskloof Municipality.

- 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

02 May 2023

Objection Period closes in

Days	Hrs	Mins	Secs
	10	08	47

- 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?](#)

Login

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

Note: A user need 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.



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](#)

- 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.

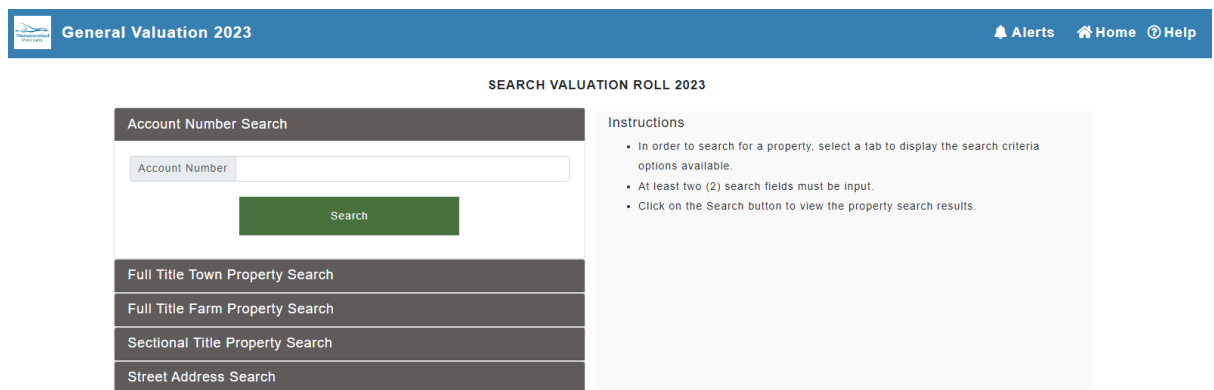
1. Users can access the application **Help** from the Menu, from where users can View & Download **Help**

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:

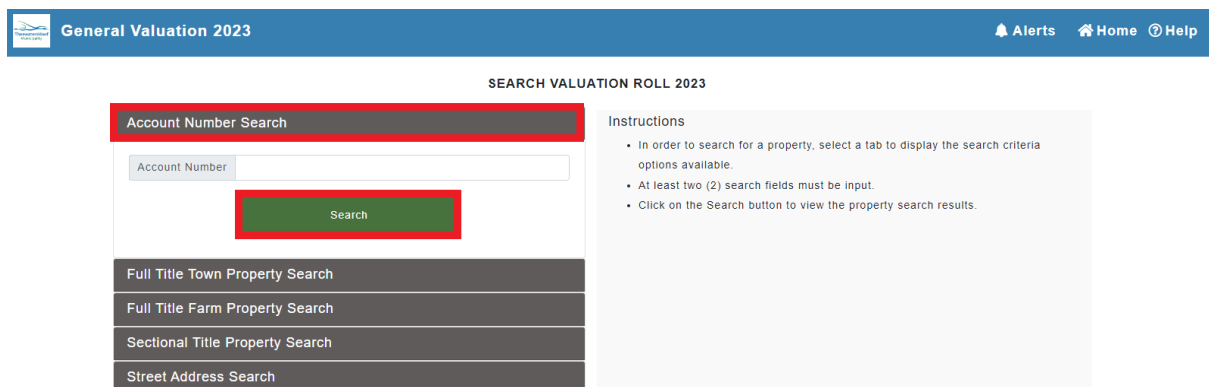
- Account Number Search
- Full Title Town Property Search
- Full Title Farm Property Search
- Sectional Title Property Search
- Street Address Search



- 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.

2. 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:

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

Description	Owner Name	Street Address	Rating Category	Market Value	
PTN 1 OF THE FARM BREDASDORP RD No.328	J.L.W WESSELS		Agricultural	R 28,164,000	View

[← Back to search](#)

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

3. Search for a Full Title Town Property:

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

- 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:

General Valuation 2023 Alerts Home Help

SEARCH VALUATION ROLL 2023

Account Number Search

Full Title Town Property Search

ERF Number

Portion Number

Township

- DAMONSVILLE
- DAMONSVILLE EXT 1
- DAMONSVILLE EXT 2

Full Title Farm

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:

General Valuation 2023 Alerts Home Help

SEARCH VALUATION ROLL 2023

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.


- 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 2023 Alerts Home Help

RESULTS

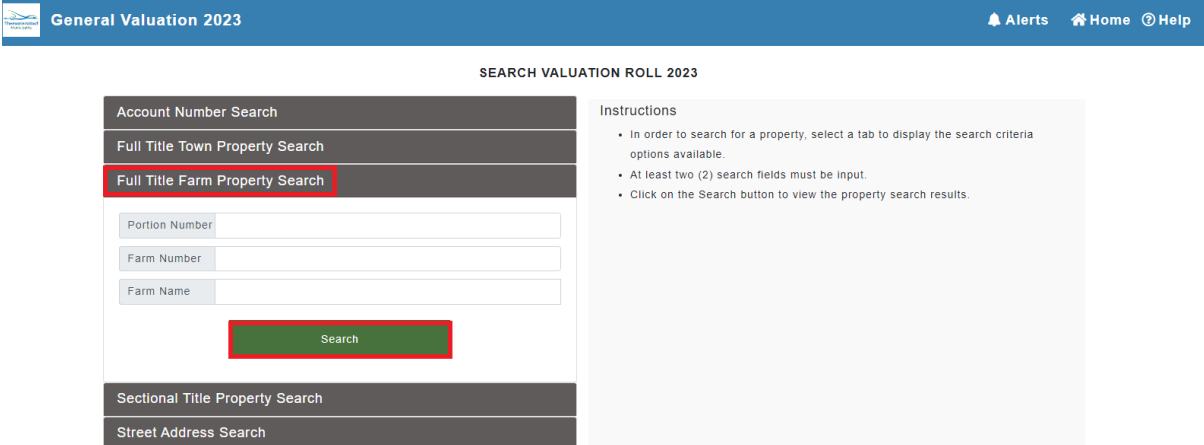
Description	Owner Name	Street Address	Rating Category	Market Value	
PTN 1 OF THE FARM BREDASDORP RD No. 328	J.L.W WESSELS		Agricultural	R 28,164,000	View

← 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.

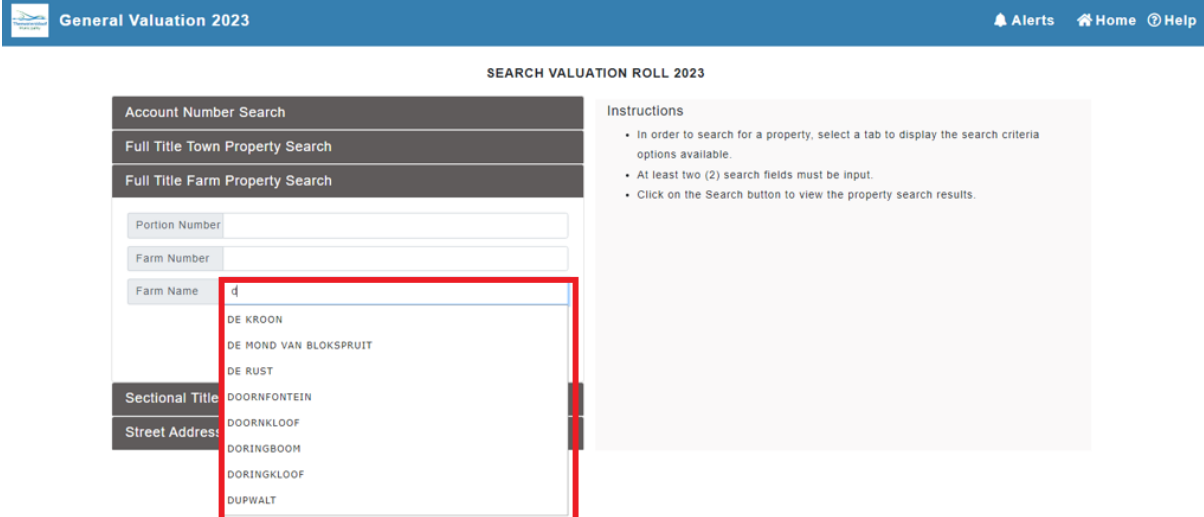
4. Search for a Full Title Farm Property:

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



The screenshot shows the 'SEARCH VALUATION ROLL 2023' interface. At the top, there is a blue header with the 'General Valuation 2023' logo and navigation links for 'Alerts', 'Home', and 'Help'. Below the header, the search options are listed: 'Account Number Search', 'Full Title Town Property Search', 'Full Title Farm Property Search' (which is highlighted with a red box), 'Sectional Title Property Search', and 'Street Address Search'. To the right of these options is an 'Instructions' section with three bullet points: '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.', and 'Click on the Search button to view the property search results.' Below the search options, there are three input fields: 'Portion Number', 'Farm Number', and 'Farm Name'. A green 'Search' button is located below the 'Farm Name' field and is highlighted with a red box.

- 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.



This screenshot shows the same 'SEARCH VALUATION ROLL 2023' interface as the previous one. The 'Full Title Farm Property Search' tab is still selected. The 'Farm Name' input field now contains the character 'd'. Below the input field, a dropdown list of suggestions is displayed, enclosed in a red box. The suggestions are: 'DE KROON', 'DE MOND VAN BLOKSPRUIT', 'DE RUST', 'DOORNFONTEIN', 'DOORNKLOOF', 'DORINGBOOM', 'DORINGKLOOF', and 'DUPWALT'. The 'Search' button remains highlighted with a red box.

- 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 2023

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Portion Number

Farm Number

Farm Name

Sectional Title

Street Address

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 2023

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

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 THE FARM BREDASDORP RD No.328	J.L.W WESSELS		Agricultural	R 28,164,000	View
PTN 1 OF THE FARM CALEDON RD No. 107	WYNAND BEUKES TRUST		Agricultural	R 8,158,000	View
PTN 1 OF THE FARM CALEDON RD No.112	THEEWATERSKLOOF MUNISIPALITEIT		Agricultural	R 33,000	View
PTN 1 OF THE FARM CALEDON RD No.113	JANET HILARY STEVENS		Agricultural	R 1,852,000	View
PTN 1 OF THE FARM CALEDON RD No.118	RSA		Public Service Infrastructure	R 2,000	View
PTN 1 OF THE FARM CALEDON RD No.119	RSA		Agricultural	R 30,000	View

- 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.

5. Search for a Sectional Title Property:

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

General Valuation 2023 Alerts Home Help

SEARCH VALUATION ROLL 2023

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Sectional Title Property Search

Street Address Search

Scheme Name

Scheme Number

Scheme Year

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 2023 Alerts Home Help

SEARCH VALUATION ROLL 2023

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Sectional Title Property Search

Street Address Search

Scheme Name

Scheme Number

Scheme Year

Section Number

Street Address

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.

SS 272 ELANDSRAND

SS AMELIA'S PLACE 1

SS AMELIA'S PLACE 2

SS ARMANSIS MEDIATESE SENTRUM

SS A-TEAM

SS AUTOCAST

SS AZALIA

SS BALDWIN PLACE

SS BELLINGHAM

SS BERDINE HOF

- 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:

SEARCH VALUATION ROLL 2023

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Sectional Title Property Search

Scheme Name

Scheme Number

Scheme Year

Section Number

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 2023

Account Number Search

Full Title Town Property Search

Full Title Farm Property Search

Sectional Title Property Search

Scheme Name

Scheme Number

Scheme Year

Section Number

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

RESULTS

Description	Owner Name	Street Address	Rating Category	Market Value	
PTN 1 OF THE FARM BREDASDORP RD No.328	J.L.W WESSELS		Agricultural	R 28,164,000	<input type="button" value="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.

6. Search by Street Address:

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

The screenshot shows the 'General Valuation 2023' application interface. At the top, there is a blue header with the application name and navigation links for Alerts, Home, and Help. Below the header, the main content area is titled 'SEARCH VALUATION ROLL 2023'. On the left, there is a vertical list of search tabs: 'Account Number Search', 'Full Title Town Property Search', 'Full Title Farm Property Search', 'Sectional Title Property Search', and 'Street Address Search'. The 'Street Address Search' tab is highlighted with a red border. Below the tabs, there are three input fields: 'Street Name', 'Street Number', and 'Township/Farm Name'. A green 'Search' button is located below these fields and is also highlighted with a red border. On the right side of the search area, there is an 'Instructions' section with the following text: '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.', and 'Click on the Search button to view the property search results.'

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

This screenshot shows the same 'General Valuation 2023' application interface as the previous one, but with data entered into the search fields. The 'Street Name' field contains the text 'PTN 1 OF THE FARM BREDASDORP RD No 328' and the 'Street Number' field contains '328'. The 'Township/Farm Name' field is empty. The green 'Search' button remains highlighted with a red border. The 'Instructions' section on the right is identical to the previous screenshot.

- 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	
PTN 1 OF THE FARM BREDASDORP RD No. 328	J.L.W WESSELS		Agricultural	R 28,164,000	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.

4. How to View Property Valuation Details published in GV 2023?

- 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	
ERF 1 OF CALEDON	TWK MUNISIPALITEIT		Multi Purpose	R 0	View
ERF 1 OF CALEDON	MUN THEEWATERSKLOOF		Business and Commercial	R 26,700,000	View
ERF 1 OF CALEDON	TWK MUNISIPALITEIT		Agricultural	R 6,900,000	View
ERF 1 OF GENADENDAL	F MENTOOR		Vacant Residential	R 61,000	View
ERF 1 OF GRABOUW	G.M. DAVIDS	1 SKUINS STREET	Residential	R 771,000	View
ERF 1 OF MYDDLETON	TWK MUNISIPALITEIT		Vacant Residential	R 615,000	View
ERF 1 OF RIVIERSONDEREND	G & L FARENHEM	58 DE LA VIGNE STREET	Residential	R 1,130,000	View
ERF 10 OF CALEDON	ANGLICAN CHURCH OF SOUTHERN AF		Business and Commercial	R 331,000	View
ERF 10 OF GENADENDAL	E DUMINY		Vacant Residential	R 84,000	View
ERF 10 OF GREYTON	F.J.J DU PLOOY	19 CALEDON STREET	Residential	R 3,250,000	View

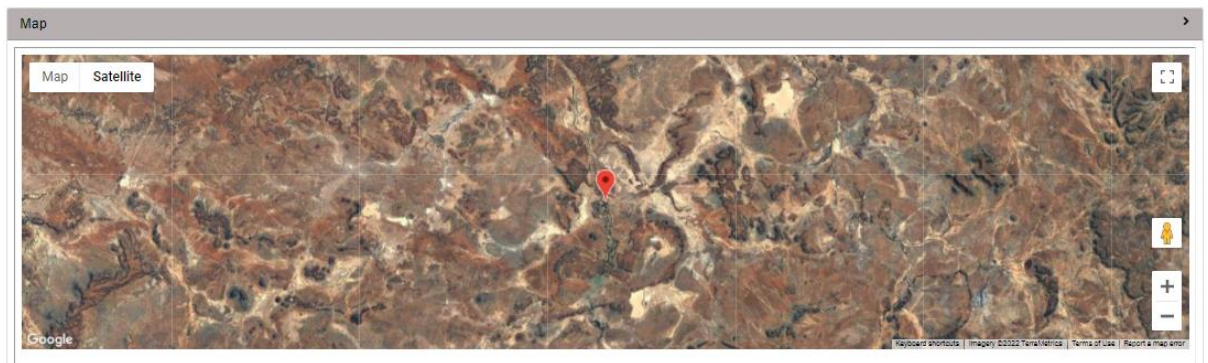
- Once clicked corresponding property profile, screen will be displayed as shown below.

ERF 1 OF CALEDON

Valuation Roll Details	
Legal Description	ERF 1 OF CALEDON
Street Address	
Ownership	MUN THEEWATERSKLOOF
Extent	660,000 sqm.
Market Value	R 26,700,000
Rating Category	Business and Commercial
Other Particulars	
Notes	

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

- 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.



ERF 1 OF CALEDON

Valuation Roll Details		My Activity	
Legal Description	ERF 1 OF CALEDON	Download Objection form	
Street Address		Download Section 49 notice	
Ownership	MUN THEEWATERSKLOOF	You can link this Property to your profile for future reference. To do this you need to register and login to the system.	
Extent	660,000 sqm.		
Market Value	R 26,700,000		
Rating Category	Business and Commercial		
Other Particulars			
Notes			

- 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.



Theewaterskloof Municipality
Valuations Service

Phone:028 214 3300

www.twk.gov.za

FORM B: PROPERTIES OTHER THAN RESIDENTIAL OR AGRICULTURAL (EG. BUSINESS, FACTORIES, OFFICES, SCHOOLS)



THE MUNICIPAL MANAGER
Theewaterskloof Municipality

OBJ-11454

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 2023.

1 JULY 2023 TO 30 JUNE 2027

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(Complete a separate form for each entry objected to)

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 _____

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 2023

[Alerts](#)
[Home](#)
[Help](#)

ERF 1 OF CALEDON

Valuation Roll Details	My Activity																
<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 30%;">Legal Description</td><td>ERF 1 OF CALEDON</td></tr> <tr><td>Street Address</td><td></td></tr> <tr><td>Ownership</td><td>MUN THEEWATERSKLOOF</td></tr> <tr><td>Extent</td><td>660,000 sqm.</td></tr> <tr><td>Market Value</td><td>R 26,700,000</td></tr> <tr><td>Rating Category</td><td>Business and Commercial</td></tr> <tr><td>Other Particulars</td><td></td></tr> <tr><td>Notes</td><td></td></tr> </table>	Legal Description	ERF 1 OF CALEDON	Street Address		Ownership	MUN THEEWATERSKLOOF	Extent	660,000 sqm.	Market Value	R 26,700,000	Rating Category	Business and Commercial	Other Particulars		Notes		<div style="border: 1px solid #ccc; padding: 5px;"> <p>Download Objection form</p> <p>Download Section 49 notice</p> <p style="font-size: 0.8em; color: #666;">You can link this Property to your profile for future reference. To do this you need to register and login to the system.</p> </div>
Legal Description	ERF 1 OF CALEDON																
Street Address																	
Ownership	MUN THEEWATERSKLOOF																
Extent	660,000 sqm.																
Market Value	R 26,700,000																
Rating Category	Business and Commercial																
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.

	Theewaterskloof Municipality Finance: Valuation Services		
	6 Plein Street Caledon 7230 South Africa	PO Box 24 Caledon 7230	Tel +27(0)28 214 3300 www.twk.gov.za

MUN THEEWATERSKLOOF

09-02-2023



BY HAND

S49-11455

THEEWATERSKLOOF MUNICIPALITY: PUBLIC NOTICE CALLING FOR INSPECTION OF THE GENERAL VALUATION ROLL AND LODGING OF OBJECTIONS

Notice is hereby given in terms of Section 49(1)(a)(i) of the Local Government: Municipal Property Rates Act, 2004 as amended (Act No.6 of 2004), hereinafter referred to as the "Act", that the valuation roll for the financial years 1 July 2023 to 30 June 2027 is open for public inspection at the centres listed hereto, from **28th February 2023 to 14th April 2023**. In addition, the valuation roll is available on the Municipality's website www.twk.gov.za.

An invitation is hereby made in terms of section 49(1)(a)(ii) of the Act to any owner of property or other person who so desires that may wish to lodge an objection with the Municipal Manager in respect of any matter reflected in, or omitted from, the valuation roll within the abovementioned inspection period.

Attention is specifically drawn to the fact that in terms of section 50(2) of the Act an objection must be in relation to a specific individual property and not against the valuation roll as such. The lodging of objections in terms of Chapter 4(d) of the Regulations to the Act can be done at the centres outlined in this notice, or on-line on the City's website www.twk.gov.za. Valuation staff will be available at the centres to assist. Kindly bring along this Section 49 notice when lodging your objection, as this will expedite the process.

PROPERTY DETAILS AS LISTED IN THE GENERAL VALUATION ROLL 2023:	
Owner Name	MUN THEEWATERSKLOOF
Property Description	ERF 1 OF CALEDON

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 2023 Alerts Home Help


WELCOME TO THE THEEWATERSKLOOF MUNICIPALITY'S VALUATIONS WEBSITE

The information contained in these pages is exclusively for Theewaterskloof 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 15 February 2023 and closes on 02 May 2023.

[Search Properties](#)



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

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

General Valuation 2023 Alerts Home Help

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

- 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	Fisokuhle
Surname	Gumede
Email	[REDACTED]
ID/Passport No.	[REDACTED]
Contact No.	0795908941

- 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.

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 2023 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 Theewaterskloof 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.

The screenshot shows the 'General Valuation 2023' website interface. At the top, there is a navigation bar with 'Alerts', 'Home', and 'Help' icons. The main heading is 'USER REGISTRATION- CONFIRMATION'. Below this, the user's email address 'kulanim.ngobeni@gmail.com' is displayed. A 'Confirm OTP' input field is present, followed by 'Verify', 'Resend OTP', and 'Close' buttons. To the right, an 'Instructions' box provides guidance: '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', and 'Click on the Verify button to proceed'. Below the registration screen, an email from 'Theewaterskloof General Valuation 2023 - One Time Password for eServices Registration' is shown. The email content includes: 'Please enter the following One Time Password (OTP) to proceed: 3506.', a note that the email was sent from a notification-only address, and contact information for 'Eservices-Valuations' (Tel: (053) 632 9100, Address: Theewaterskloof Municipality, 6 Plein Street, Caledon, 7230, PO Box 24, Caledon, 7230).

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

USER REGISTRATION- CONFIRMATION

Email Address: khulaningobeni7@gmail.com

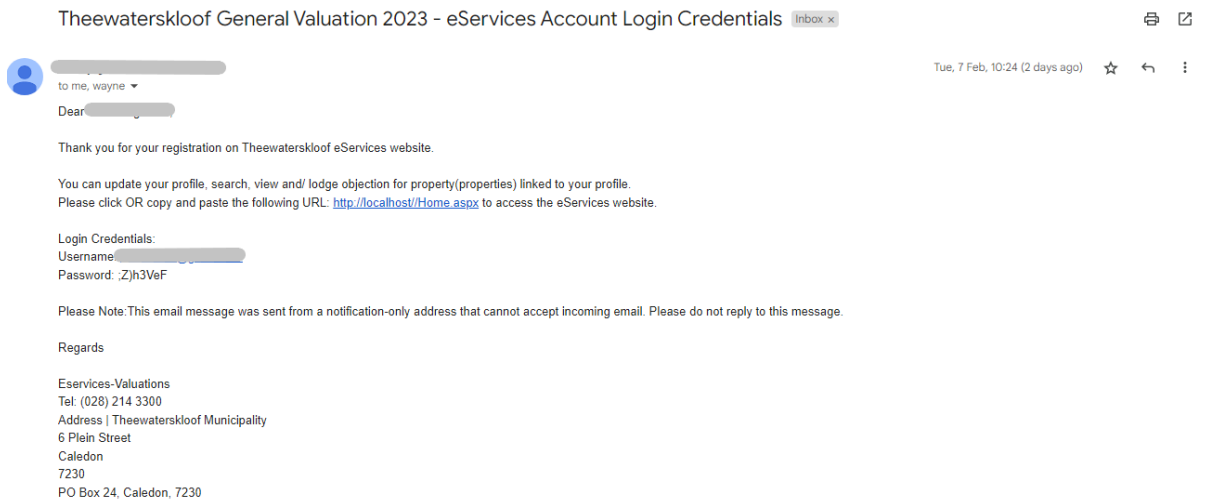
Confirm OTP: 8286

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.



- To Resend the OTP to user email clicks on **Resend OTP** button.
- To Close the Registration process clicks on **Close** 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: Ms

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

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 2023 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 Theewaterskloof 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.

The screenshot shows the 'General Valuation 2023' user registration confirmation interface. At the top, there is a blue header with the logo and navigation links for Alerts, Home, and Help. The main heading is 'USER REGISTRATION- CONFIRMATION'. Below this, the user's email address is displayed as 'kulanim.ngobeni@gmail.com'. There is a 'Confirm OTP' input field and three buttons: 'Verify', 'Resend OTP', and 'Close'. To the right, an 'Instructions' box provides the following steps:

- 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

Below the interface is an email notification from 'Theewaterskloof General Valuation 2023 - One Time Password for eServices Registration'. The email content includes:

Theewaterskloof General Valuation 2023 - One Time Password for eServices Registration Inbox x

to me, wayne

Dear,

Please enter the following One Time Password (OTP) to proceed: 3506.

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: (053) 632 9100
Address | Theewaterskloof Municipality
6 Plein Street
Caledon
7230
PO Box 24, Caledon, 7230

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

USER REGISTRATION- CONFIRMATION

Email Address: khulaningobeni7@gmail.com

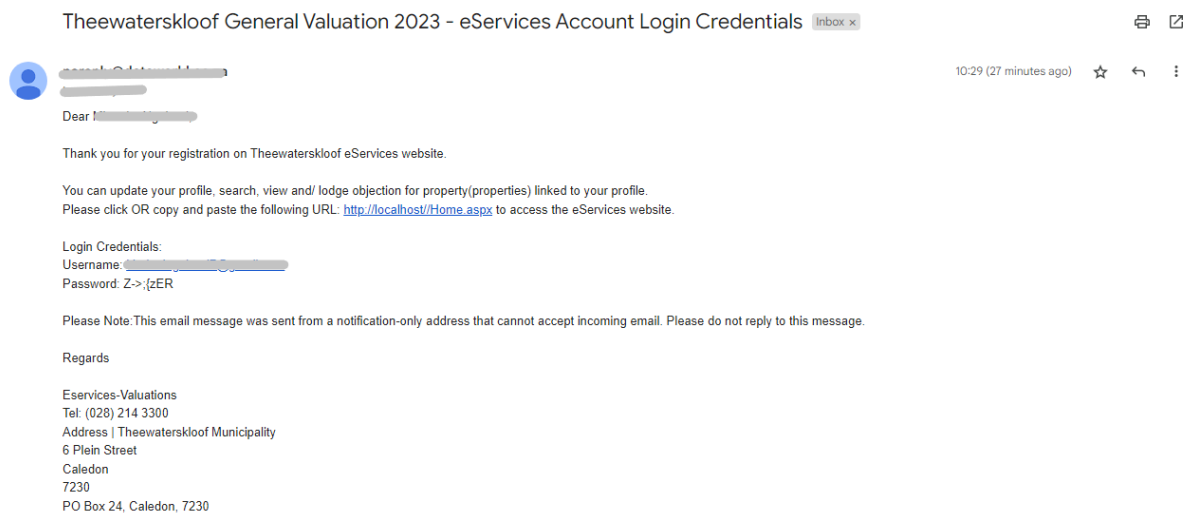
Confirm OTP: 8286

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.



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

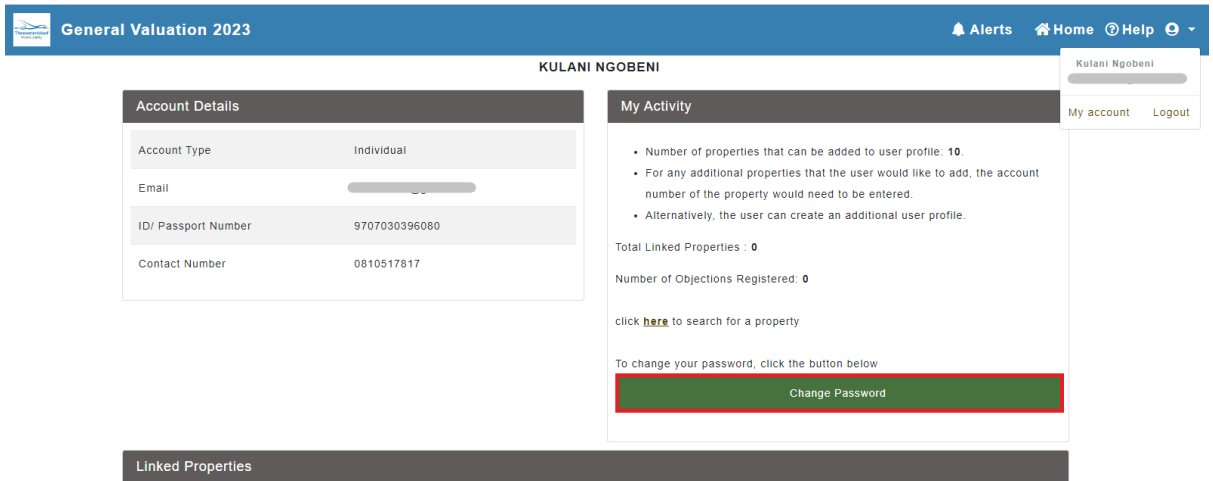
- On Login into the eServices System user can access the User Profile screen by completing the registration process as shown below.

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

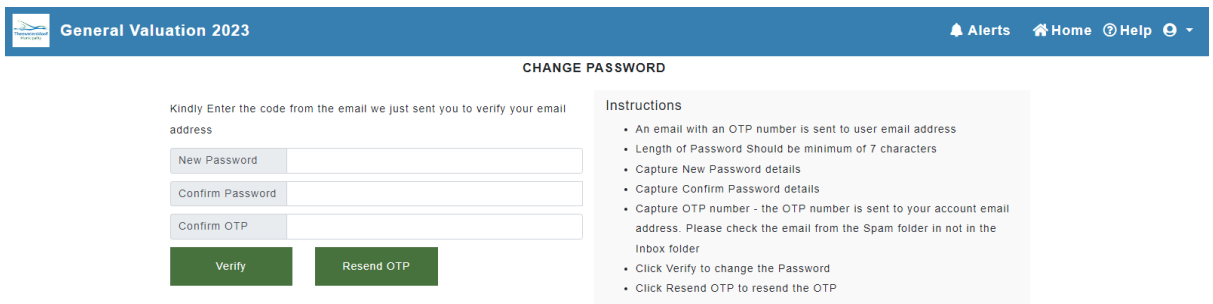
9. How to Change my Password?

To change user password, follow the steps below:

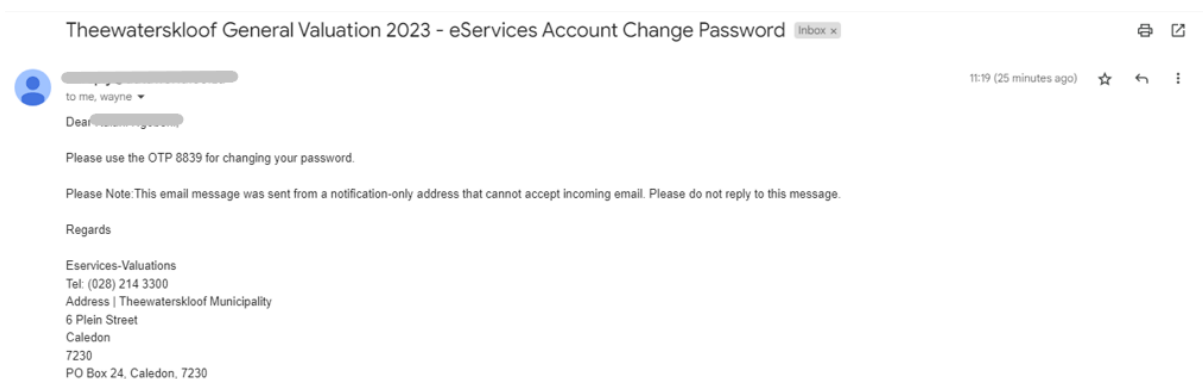
- Login into the user account with relevant Username and Password.
- The User Profile screen below will be displayed.



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



- 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:



CHANGE PASSWORD

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

New Password
Confirm Password
Confirm OTP	8839

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 sent to the user email.
- Click on the **Verify** button as shown below.

New Password
Confirm Password
Confirm OTP	8839

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

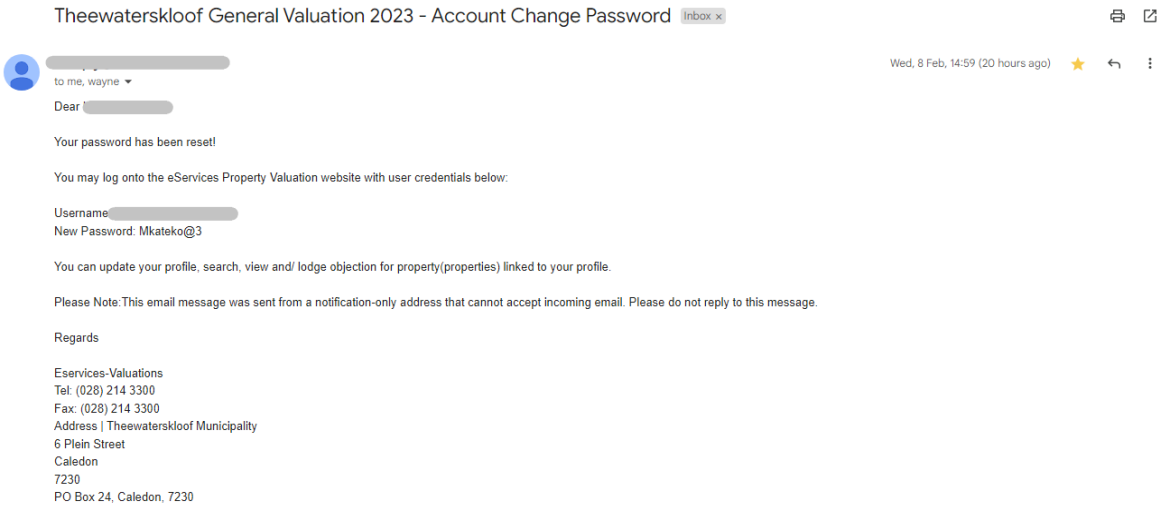
Your Password has been updated successfully.

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

New Password	
Confirm Password	
Confirm OTP	

Verify Resend OTP

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

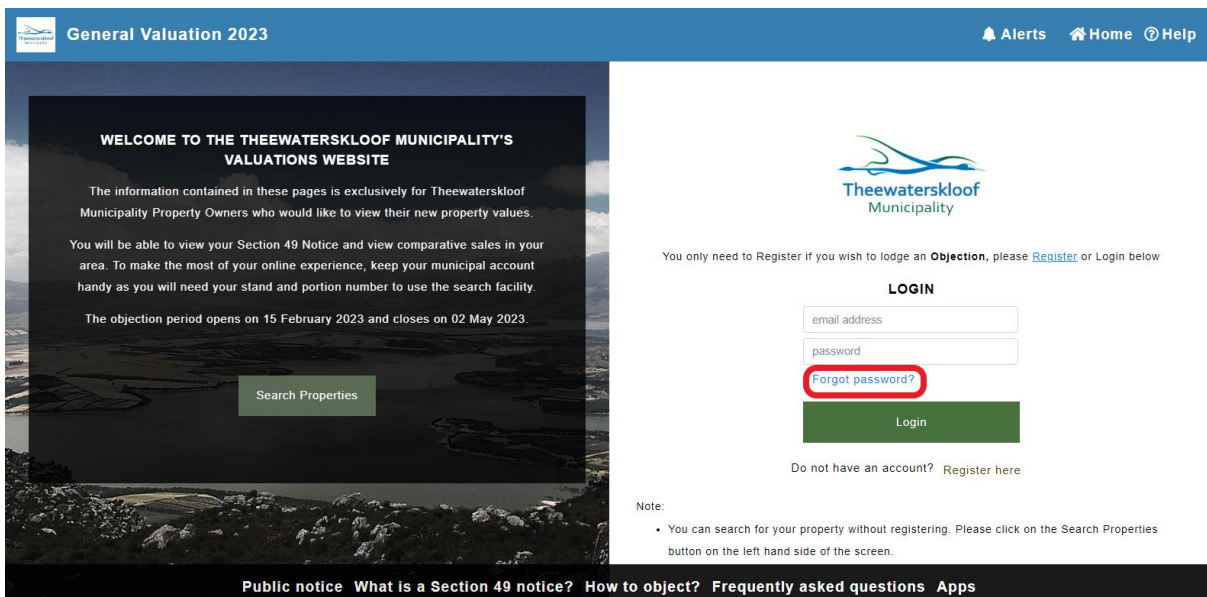


- To resend the OTP click the **Resend OTP** button.
- On clicking the **Resend OTP** button an email will be generated with new OTP and sent to the registered user account.
- User has to follow the above 6 to 9 Steps in order to change the password.

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



- 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.

Registered Email

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 2023 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

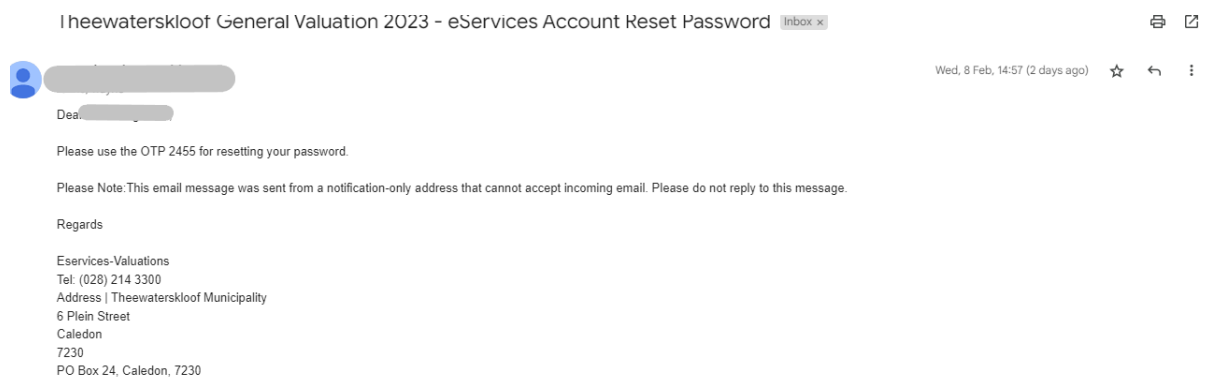
Confirm OTP

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

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

- 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

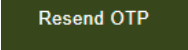
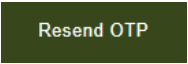
- An email will be generated and sent to registered users email account with changed password details.

Please use the OTP 8839 for changing your password.

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

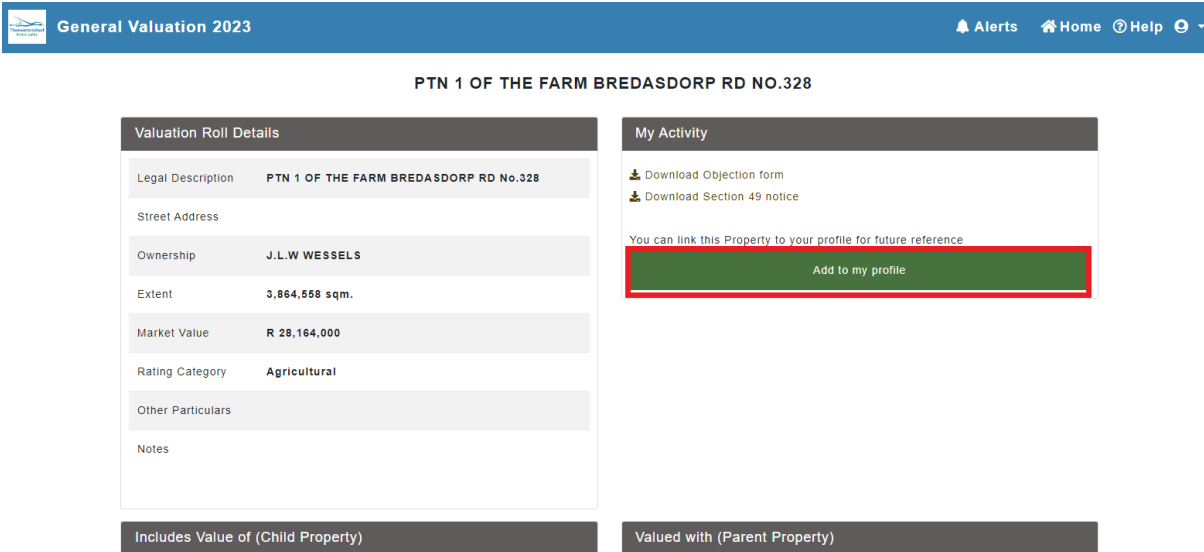
Regards

Eservices-Valuations
Tel: (028) 214 3300
Address | Theewaterskloof Municipality
6 Plein Street
Caledon
7230
PO Box 24, Caledon, 7230

- 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 2023' web application. The header includes the logo, 'General Valuation 2023', and navigation links for Alerts, Home, and Help. The main content area displays 'PTN 1 OF THE FARM BREDASDORP RD NO.328'. On the left, a 'Valuation Roll Details' table lists: Legal Description (PTN 1 OF THE FARM BREDASDORP RD No.328), Street Address, Ownership (J.L.W WESSELS), Extent (3,864,558 sqm.), Market Value (R 28,164,000), Rating Category (Agricultural), Other Particulars, and Notes. On the right, a 'My Activity' section offers 'Download Objection form' and 'Download Section 49 notice'. Below this, a message states 'You can link this Property to your profile for future reference' with a green 'Add to my profile' button highlighted by a red box. At the bottom, there are two status bars: 'Includes Value of (Child Property)' and 'Valued with (Parent Property)'.

- 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.



KULANI NGOBENI

Account Details	
Account Type	Individual
Email	kulanim33@gmail.com
ID/ Passport Number	9707030396080
Contact Number	0810517817

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 : **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 1 OF THE FARM BREDASDORP RD No.328 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	ERF 10 OF GIESENSKRAAL SETTLEMENT Register Objection
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

- 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.

General Valuation 2023 Alerts Home Help

KULANI NGOBENI

Account Details	
Account Type	Individual
Email	kulanim33@gmail.com
ID/ Passport Number	9707030396080
Contact Number	0810517817

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 : 10	
Number of Objections Registered: 0	
click here to search for a property	
To change your password, click the button below	
<input type="button" value="Change Password"/>	

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

Link REM OF THE FARM CALEDON RD No.3 by Account Number	
Account Number	<input type="button" value="Add"/>

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

General Valuation 2023 Alerts Home Help

KULANI NGOBENI

Account Details	
Account Type	Individual
Email	kulanim33@gmail.com
ID/ Passport Number	9707030396080
Contact Number	0810517817

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 : 10	
Number of Objections Registered: 0	
click here to search for a property	
To change your password, click the button below	
<input type="button" value="Change Password"/>	

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

Link REM OF THE FARM CALEDON RD No.3 by Account Number	
Account Number	<input type="button" value="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-10976 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	PTN 2 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 11 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 6 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 1 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 4 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 13 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 8 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 10 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 3 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 7 OF THE FARM BREDASDORP RD No.328	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.

General Valuation 2023 Alerts Home Help

PTN 1 OF THE FARM BREDASDORP RD NO.328

Kuleni Ngobeni
kulanim33@gmail.com
My account Logout

Valuation Roll Details	
Legal Description	PTN 1 OF THE FARM BREDASDORP RD No.328
Street Address	
Ownership	J.L.W WESSELS
Extent	3,864,558 sqm.
Market Value	R 28,164,000
Rating Category	Agricultural
Other Particulars	
Notes	

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

Includes Value of (Child Property)	Valued with (Parent Property)

- 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-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

- 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 PTN 2 OF THE FARM BREDASDORP RD NO.328

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. PTN 2 OF THE FARM BREDASDORP RD No.328	

12. How do I Capture an Objection?

- Only registered can capture the objection online through the THEEWATERSKLOOF eServices GV2023 application.
- Access the eServices THEEWATERSKLOOF GV2023 website and login with the user details.

Note: The Condition is that the user should already complete the registration process in THEEWATERSKLOOF eServices GV2023 application.

- Find the required property through search process as shown below. Please check above search section for more details.

SEARCH VALUATION ROLL 2023

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.

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

RESULTS

Description	Owner Name	Street Address	Rating Category	Market Value	
PTN 1 OF THE FARM BREDASDORP RD No. 328	J.L.W WESSELS		Agricultural	R 28.164.000	<input type="button" value="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	PTN 2 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 11 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 6 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 1 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 4 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 13 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 8 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 10 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 3 OF THE FARM BREDASDORP RD No.328	Register Objection
Remove	PTN 7 OF THE FARM BREDASDORP RD No.328	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.

REGISTER OBJECTION - PTN 2 OF THE FARM BREDASDORP RD NO.328

Instructions

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

Form Number

- 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.

7. 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:

REGISTER OBJECTION - PTN 2 OF THE FARM BREDASDORP RD NO.328

Instructions

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

Form Number

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

CAPTURE OBJECTION PTN 2 OF THE FARM BREDASDORP RD NO.328

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.	PTN 2 OF THE FARM BREDASDORP RD No.328	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.		

8. Objection Capture Method 2:

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

PTN 2 OF THE FARM BREDASDORP RD NO.328

Valuation Roll Details		My Activity	
Legal Description	PTN 2 OF THE FARM BREDASDORP RD No.328	Download Objection form	
Street Address		Download Section 49 notice	
Ownership	MJ DE VILLIERS	This Property is Linked to your Profile	
Extent	3,950,283 sqm.	Go to Profile	
Market Value	R 30,510,000		
Rating Category	Agricultural		
Other Particulars			
Notes			
Includes Value of (Child Property)		Valued with (Parent Property)	


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

Complete: Portion/Holding Farm/Holding Name BREDASDORP RD Page 1 of 4

Theewaterskloof Municipality
Valuations Service

Phone: 028 214 3300 www.twk.gov.za

FORM C: AGRICULTURAL HOLDINGS OR FARMS



THE MUNICIPAL MANAGER
Theewaterskloof Municipality

OBJ-11460

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 2023

1 JULY 2023 TO 30 JUNE 2028

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

RE/PORITION/UNIT NO. 2 SUBURB/SCHEME NAME BREDASDORP RD

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 _____

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

Linked Properties		
Remove	PTN 2 OF THE FARM BREDASDORP RD No.328	Register Objection

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

Complete: Portion/Holding Farm/Holding Name BREDASDORP RD Page 1 of 4

Theewaterskloof Municipality
Valuations Service
Phone: 028 214 3300 www.twk.gov.za

FORM C: AGRICULTURAL HOLDINGS OR FARMS

THE MUNICIPAL MANAGER OBJ-11460

Theewaterskloof 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 2023

1 JULY 2023 TO 30 JUNE 2028

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

RE/PORITION/UNIT NO. 2 SUBURB/SCHEME NAME BREDASDORP RD

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 _____

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


General Valuation 2023 Alerts Home Help

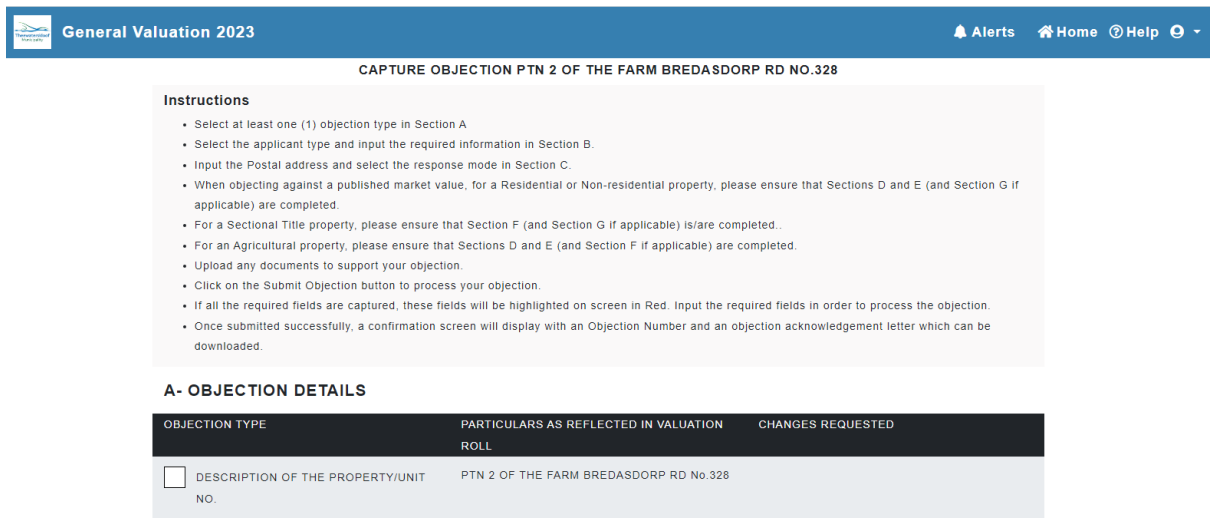
REGISTER OBJECTION - PTN 2 OF THE FARM BREDASDORP RD NO.328

Instructions

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

Form Number Next

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



General Valuation 2023 Alerts Home Help

CAPTURE OBJECTION PTN 2 OF THE FARM BREDASDORP RD NO.328

Instructions

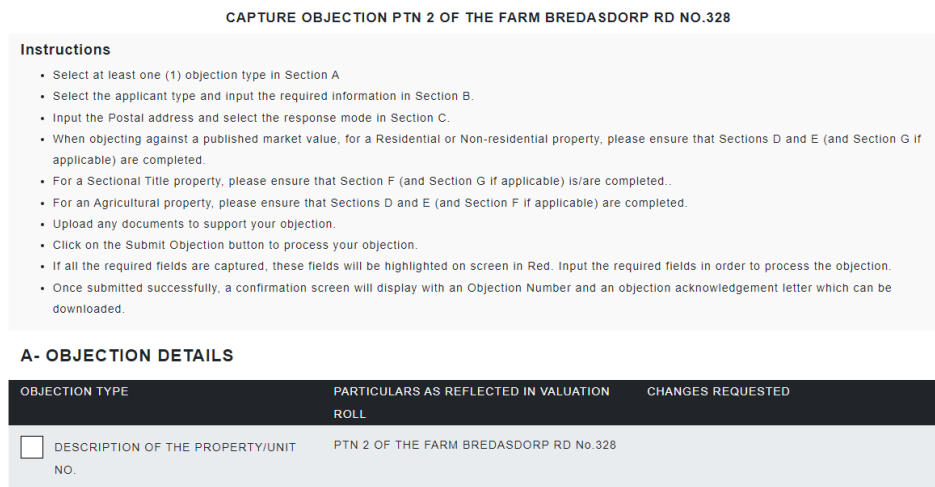
- Select at least one (1) objection type in Section A
- Select the applicant type and input the required information in Section B.
- Input the Postal address and select the response mode in Section C.
- When objecting against a published market value, for a Residential or Non-residential property, please 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	CHANGES REQUESTED
<input type="checkbox"/> DESCRIPTION OF THE PROPERTY/UNIT NO.	PTN 2 OF THE FARM BREDASDORP RD No.328	ROLL

9. 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:



CAPTURE OBJECTION PTN 2 OF THE FARM BREDASDORP RD NO.328

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	CHANGES REQUESTED
<input type="checkbox"/> DESCRIPTION OF THE PROPERTY/UNIT NO.	PTN 2 OF THE FARM BREDASDORP RD No.328	ROLL

- 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.	PTN 2 OF THE FARM BREDASDORP RD No.328	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
<input type="checkbox"/> NAME OF OWNER	MJ DE VILLIERS	
<input type="checkbox"/> EXTENT	3,950,283 sqm.	
<input type="checkbox"/> MARKET VALUE	R 30,510,000	
<input type="checkbox"/> CATEGORY	Agricultural	

- 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 2 OF THE FARM BREDASDORP RD No.328	
<input type="checkbox"/> PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
<input checked="" type="checkbox"/> NAME OF OWNER	MJ DE VILLIERS	<input type="text" value="KULAN"/>
<input type="checkbox"/> EXTENT	3,950,283 sqm.	
<input type="checkbox"/> MARKET VALUE	R 30,510,000	
<input type="checkbox"/> CATEGORY	Agricultural	

- 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 State

Playroom Terrace Laundry Separate Toilet

Other 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, agriculture, trading in or hunting of game)

Yes No

If Yes, describe the use(s):

Land Analysis

Non-Agricultural/Other Overights Under Implications

City Landmarks Pastureland Group Other(s)

Other(s) Terrace Condition of Fence

Is the Gate Functional? No. of Bookshelves Output/Linehour Data Capacity

Is Property Exposed to a River

Other

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

Deeds No. Do you have Water Rights?

If Yes, Give Details

Have you applied for Rerouting or Consent Use

If Yes, Give Details

Have your Agricultural Holdings been excised?

If Yes, New Farm Description

Has the tenancy applied for or provided?

If Yes, Give Details

Tenant and rent information

Name of Tenant Sex Rental/Unit (R) Duration

Other Contributions

Term of Lease Start Date Size

- Section F – 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 Objection 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:

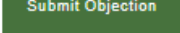
Address Line 2:

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:


General Valuation 2023 Alerts Home Help

Your Objection has been submitted successfully with Reference Number: **OBJ-11461**

[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.

	Theewaterskloof Municipality Finance: Valuation Services		
	6 Plein Street Caledon 7230 South Africa	PO Box 24 Caledon 7230	Tell : (028)214 3300 website: www.twk.gov.za
KULANI NGOBENI			
L1			
L2		OBJ-11461	
L3			
2020			10-02-2023

Dear Sir / Madam

OBJECTION No.OBJ-11461 - ACKNOWLEDGEMENT OF OBJECTION TO THE GENERAL VALUATION ROLL 2022

On **10-February-2023** an objection was received for the under-mentioned property reflected in or omitted from the General Valuation Roll 2023. The objection will be forwarded to the Municipal Valuer in terms of section 50 (5) of the Local Government Municipal Property Rates Act 6 of 2004 for processing.

Owner Name	:	MJ DE VILLIERS
Description of Property	:	PTN 2 OF THE FARM BREDASDORP RD No.328
Category	:	Agricultural
Physical Address	:	
Land Extent (m2)	:	3,950,283 sqm



Theewaterskloof Municipality
Valuations Service

Phone: (028)214 3300 www.twk.gov.za



OBJ-11461

FORM C: AGRICULTURAL HOLDINGS OR FARMS

THE MUNICIPAL MANAGER

Theewaterskloof 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 2023

1 JULY 2023 TO 30 JUNE 2028

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

ERF/PORTION/UNIT NO. 2 SUBURB/SCHEME NAME BREDASDORP RD

RE/PORTION/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

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.

General Valuation 2023 Alerts Home Help


WELCOME TO THE THEEWATERSKLOOF MUNICIPALITY'S VALUATIONS WEBSITE

The information contained in these pages is exclusively for Theewaterskloof 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 15 February 2023 and closes on 02 May 2023.

[Search Properties](#)



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

LOGIN

email address

password

[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.

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


General Valuation 2023 Alerts Home Help



VALUE MATRIX APPS

The Value Matrix Mobile Application gives customers access to view their property information published in the General Valuation Roll.

 Apps for Android

Please download the Value Matrix App from Google play 

or click [here](#) to download the Value Matrix apk

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