



OBJECTION NO: \_\_\_\_\_

The Municipal Manager  
Kwa Sani Municipality

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMMITTED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2012 TO 30 JUNE 2016**

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

HOLDING/PORTION NO: \_\_\_\_\_ AGRICULTURAL HOLDING/FARM: \_\_\_\_\_

FARM NO: \_\_\_\_\_ REG DIV: \_\_\_\_\_

**SECTION 1: OBJECTOR INFORMATION**

**1.1 OBJECTOR IS THE OWNER**

Registered Owner of Property: _____	
Identity No: _____	Company/C.C. Registration No: _____
Physical Address of Owner: _____	Code: _____
Postal Address of Owner: _____	Code: _____
Telephone No: Home ( ) _____	Work: ( ) _____
Cellular No: _____	Fax No: ( ) _____
E-mail Address: _____	

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

Name of Objector: _____	
Identity No: _____	Company/C.C. Registration No: _____
Physical Address of Objector: _____	Code: _____
Postal Address of Objector: _____	Code: _____
Telephone No: Home ( ) _____	Work: ( ) _____
Cellular No: _____	Fax No: ( ) _____
E-mail Address: _____	
_____ Status of Objector (e.g. Tenant, Pending Purchaser, Municipality, etc.)	

# AGRICULTURAL HOLDINGS AND FARMS

## 1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

Name of Representative:	_____		
Postal Address:	_____	Code:	_____
Telephone No:	Home ( ) _____	Work: ( ) _____	
Cellular No:	_____	Fax No: ( ) _____	
E-mail Address:	_____		

**\* If a Representative is appointed, proof of authorisation must be attached**

## SECTION 2: PROPERTY DETAILS (For Sectional Titles see Section 4)

Physical Address:	_____	Code:	_____
Extent of Property:	_____ m <sup>2</sup>		
Municipal Account No:	_____ (if available)		
Cellular No:	_____	Fax No: ( ) _____	
E-mail Address:	_____		
Name of Bond Holder:	_____ (if applicable)		
Registered amount of Bond:	_____ (if applicable)		
Provide Full Details of All Servitudes, Road Proclamations or Other Endorsements	_____ _____		
Servitude No:	_____	Affected Area:	_____ m <sup>2</sup>
In Favour of:	_____		
For what Purpose:	_____		
Was Compensation Paid?	<input type="radio"/> Yes	<input type="radio"/> No	
(If Yes) Date of Payment:	_____	Amount:	R _____

OBJECTION - AGRICULTURAL HOLDING OR FARMS

# AGRICULTURAL HOLDINGS AND FARMS

## SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING *(For Sectional Titles see Section 4)*

Indicate Quantity and Complete Description of "Other" if applicable

### 3.1 MAIN DWELLING ON FARM/HOLDING:

Bedrooms _____	Bathrooms _____	Kitchen _____	Lounge _____
Dinning Room _____	Lounge with Dinning Room _____	Study _____	Playroom _____
Television Room _____	Laundry _____	Separate Toilet _____	
Other _____	_____		
Other _____	_____	Size of Main Dwelling: _____ m <sup>2</sup>	

### 3.2 OTHER BUILDINGS: (Attach Annexure)

- Building No.
- Description
- Size m<sup>2</sup>
- Condition
- Is Building Functional

### 3.3 Is Any Portion of the Property Used for Any Other Purpose Other than Agricultural? Yes No

If Yes – Describe Use/s:

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If necessary provide Annexure B

### 3.4 LAND USE ANALYSIS:

Non Agricultural (Refer to 3.3): _____ ha	<u>Condition of Fences:</u>
Grazing: _____ ha	<input type="radio"/> Good <input type="radio"/> Average <input type="radio"/> Poor
Under Irrigation: _____ ha	Area Game-Fenced: _____ ha
Dry Land: _____ ha	_____ ha
Permanent Crops: _____ ha	No of Boreholes: _____
Other: _____ ha	Output ℓ /hour: _____ ℓ
Other: _____ ha	No of Dams: _____
Other: _____ ha	Dam/s Capacity: _____
Other: _____ ha	
TOTAL _____ ha	Is Property Exposed to a River? <input type="radio"/> Yes <input type="radio"/> No

## AGRICULTURAL HOLDINGS AND FARMS

### 3.5 LAND USE ANALYSIS:

Is your Property affected by a Land Claim?  Yes  No

If Yes: - Date of Claim: \_\_\_\_\_ Gazette No. \_\_\_\_\_

Do you have Water Rights?  Yes  No

If Yes: Details - \_\_\_\_\_

Have you applied for a Rezoning or Consent Use?  Yes  No

(e.g. Guest House, Business) If Yes: Details - \_\_\_\_\_

Has your Agricultural Holding been Excised?  Yes  No

If Yes: New Farm Description - \_\_\_\_\_

Has the Township been Applied for or Proclaimed?  Yes  No

If Yes: Full Details - \_\_\_\_\_

#### Tenant and Rent Information – ANNEXURE C:

- Name of Tenant
- Size
- Rental (excl. VAT)
- Escalation of Rental
- Other Contributions
- Term of Lease
- Start Date

### SECTION 4: MARKET INFORMATION

If your Property is currently on the market, what is the Asking Price? R_____	If your property has been on the market in the last 3 years, what was the Asking Price? R_____
Offers Received: R_____	Offers Received: R_____
Name of Agent: _____	Tel: _____

Sale Transactions (of Other Property in the vicinity) used by the Objector in determining the Market Value of Property Objected to:

<u>HOLDING NO:</u>	<u>AGRICULTURAL HOLDING/FARM:</u>	<u>DATE OF SALE:</u>	<u>SELLING PRICE:</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

# AGRICULTURAL HOLDINGS AND FARMS

**SECTION 5: OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
Description of Property:		
Category:		
Physical Address:		
Extent:		
Market Value:		
Name of Owner:		

Adverse features and/or further reasons in support of this objection (Annexure can be provided).

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

**SECTION 7: DECLARATION**

Attention is hereby drawn to section 42(2) of the Act which states that where any document, information or particulars were not provided when required in terms of Subsection 42 (1) of the Act and the owner concerned relies on such document, information or particulars in an appeal to an Appeal Board, the Appeal Board may make an order as to costs in terms of Section 70 of the Act if the Appeal Board is of the view that failure to have provided any such document, information or particulars has placed an unnecessary burden on the functions of the Municipal Valuer of the Appeal Board.

I / We \_\_\_\_\_ hereby declare that the  
(FULL NAME)

Information and particulars supplied are true and correct.

Signed at \_\_\_\_\_ on the

Date:   20   /        /         
YYYY     MM     DD

\_\_\_\_\_  
 SIGNATURE

# AGRICULTURAL HOLDINGS AND FARMS

## OFFICIAL USE

### SECTION 8: DECISION OF MUNICIPAL VALUER

Description of Property:	_____
Category:	_____
Physical Address:	_____
Extent:	_____
Market Value:	_____
Name of Owner:	_____

Reasons of the Municipal Valuer:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
\*Name of Municipal/Assistant Municipal Valuer                      Signature                      YYYY                      MM                      DD

*\*Delete whichever is not applicable*

### SECTION 9: DECISION OF MUNICIPAL VALUER

	SIGNATURE	DATE
Valuation Roll Adjusted	_____	_____
Objector Notified	_____	_____
Owner Notified	_____	_____
Section 52(1)(a) <i>Where applicable</i>	_____	_____