

The Municipal Manager
 Govan Mbeki Municipality
 Horwood Street
 Private Bag X 1017
SECUNDA
 2302



OBJECTION NO

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN THE **GENERAL VALUATION ROLL 2025/2030 (OBJECTION PERIOD 17 FEBRUARY TO 11 APRIL 2025)**

**DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE
 (COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)**

HOLDING / PORTION NO	<input style="width: 95%;" type="text"/>	AGRICULTURAL HOLDING / FARM	<input style="width: 95%;" type="text"/>
	FARM NO	REG DIV	<input style="width: 95%;" type="text"/>

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF THE PROPERTY				<input style="width: 95%;" type="text"/>			
IDENTITY NO	<input style="width: 95%;" type="text"/>			COMPANY OR CC REGISTRATION NO	<input style="width: 95%;" type="text"/>		
PHYSICAL ADDRESS OF OWNER	<input style="width: 95%;" type="text"/>					CODE	<input style="width: 40px;" type="text"/>
POSTAL ADDRESS OF OWNER	<input style="width: 95%;" type="text"/>					CODE	<input style="width: 40px;" type="text"/>
TELEPHONE NO:	HOME	<input style="width: 150px;" type="text"/>	()	WORK	<input style="width: 150px;" type="text"/>	()	
CELL	<input style="width: 300px;" type="text"/>			FAX NO	<input style="width: 200px;" type="text"/>		
E-MAIL ADDRESS	<input style="width: 95%;" type="text"/>						

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR								<input style="width: 95%;" type="text"/>							
IDENTITY NO	<input style="width: 95%;" type="text"/>				COMPANY OR CC REGISTRATION NO	<input style="width: 95%;" type="text"/>									
POSTAL ADDRESS OF OBJECTOR	<input style="width: 95%;" type="text"/>						CODE	<input style="width: 40px;" type="text"/>							
TELEPHONE NO:	HOME	<input style="width: 150px;" type="text"/>	()	WORK	<input style="width: 150px;" type="text"/>	()									
CELL	<input style="width: 300px;" type="text"/>			FAX NO	<input style="width: 200px;" type="text"/>										
E-MAIL ADDRESS	<input style="width: 95%;" type="text"/>														
STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality, etc)		<input style="width: 95%;" type="text"/>													

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE								<input style="width: 95%;" type="text"/>							
POSTAL ADDRESS	<input style="width: 95%;" type="text"/>						CODE	<input style="width: 40px;" type="text"/>							
TELEPHONE NO:	HOME	<input style="width: 150px;" type="text"/>	()	WORK	<input style="width: 150px;" type="text"/>	()									
CELL	<input style="width: 300px;" type="text"/>			FAX NO	<input style="width: 200px;" type="text"/>										
E-MAIL ADDRESS	<input style="width: 95%;" type="text"/>														

*** IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED**

Complete: Portion / Holding No _____ Farm / Holding _____

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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

PHYSICAL ADDRESS (IF AVAILABLE) CODE

EXTENT OF PROPERTY m²

MUNICIPAL ACCOUNT NO (if available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(if applicable)
<input type="text"/>	<input type="text"/>	

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (if applicable)

SERVITUDE NO	<input type="text"/>	AFFECTED AREA	<input type="text"/> m ²
IN FAVOUR OF	<input type="text"/>		
FOR WHAT PURPOSE	<input type="text"/>		

WAS COMPENSATION PAID?

YES	NO
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 IF YES:-
 DATE OF PAYMENT AMOUNT R

SECTION 3: DESCRIPTION OF BUILDINGS

3.1 MAIN DWELLING ON FARM / HOLDING (INDICATE NUMBER OR STATE YES / NO IN APPROPRIATE BOX)

NO OF BEDROOMS	<input type="text"/>	NO OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	LOUNGE	<input type="text"/>
DINING ROOM	<input type="text"/>	LOUNGE WITH DINING ROOM	<input type="text"/>	STUDY	<input type="text"/>	PLAYROOM	<input type="text"/>
TELEVISION ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	SEPARATE TOILET	<input type="text"/>		
OTHER	<input type="text"/>			SIZE OF MAIN DWELLING	<input type="text"/> m ²		

3.2 OTHER BUILDINGS – ATTACH INFORMATION BY MEANS OF ANNEXURE A AS FOLLOWS

BUILDING NO	DESCRIPTION	SIZE m ²	CONDITION	IS THE BUILDING FUNCTIONAL
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

3.3 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURAL?

(e.g. Business, mining, eco-tourism, trading in or hunting of game)

Tick YES NO IF YES:- DESCRIBE THE USE(S)

IF NECESSARY PROVIDE ANNEXURE B

3.4 LAND USE ANALYSIS:

NON AGRICULTURAL (REFER TO 3.3)	<input type="text"/> ha
GRAZING	<input type="text"/> ha
UNDER IRRIGATION	<input type="text"/> ha
DRY LAND	<input type="text"/> ha
PERMANENT CROPS	<input type="text"/> ha
OTHER.....	<input type="text"/> ha
OTHER.....	<input type="text"/> ha
OTHER.....	<input type="text"/> ha
TOTAL	<input type="text"/> ha

CONDITION OF FENCES

GOOD	AVERAGE	POOR
<input type="text"/>	<input type="text"/>	<input type="text"/>

AREA GAME FENCED ha

NUMBER OF BOREHOLES
 OUTPUT LITRES / HOUR

DAMS
 CAPACITY

IS THE PROPERTY EXPOSED TO A RIVER?

YES NO

Complete: Portion / Holding No _____ Farm / Holding _____

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

3.5

OTHER:

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM?

YES		NO	
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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	
-----	--	----	--

CONCENT USE e.g. as guest house, business, etc

IF YES:- DETAILS

HAS YOUR AGRICULTURAL HOLDING PROPERTY 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
 (INFORMATION TO BE SUPPLIED BY MEANS OF ANNEXURE C, AS FOLLOWS)

NAME OF TENANT	SIZE	RENTAL (EXL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE	USE

SECTION 4: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET, WHAT IS THE ASKING PRICE?

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS, WHAT WAS THE ASKING PRICE?

OFFER RECEIVED	R	
	R	

OFFER RECEIVED	R	
	R	

NAME OF AGENT:

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TEL NO

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SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO
 (IF INSUFFICIENT SPACE PROVIDE ANNEXURE D)

HOLDING / PORTION NO	AGRICULTURAL HOLDING / FARM	DATE OF SALE	SELLING PRICE:

SECTION 5: OBJECTION DETAILS

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

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

Complete: Portion / Holding No _____ Farm / Holding _____

SECTION 6: DECLARATION

ATTENTION IS HEREBY DRAWN TO SECTION 42(2) OF THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, 2004 (ACT NO 6 OF 2994) 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.

YEAR	MONTH	DAY

DATE: _____ SIGNATURE _____

OFFICIAL USE

SECTION 7: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY	
CATEGORY	
PHYSICAL ADDRESS	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

8.1 REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER / ASSISTANT MUNICIPAL VALUER *
SIGNATURE:

--

DATE

YEAR	MONTH	DAY

SECTION 8: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1)(A) WHERE APPLICABLE		

Complete: Portion / Holding No _____ Farm / Holding _____