

Acting Municipal Manager
Ba-Phalaborwa Local Municipality
Civic Centre
Nelson Mandela Drive
Phalaborwa
1390



OBJECTION NO

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL 2020/2025
(OBJECTION PERIOD 14 APRIL 2020 TO 29 MAY 2020)**

**DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE
(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 THE PROPERTY

IDENTITY NO

COMPANY OR CC
REGISTRATION NO

PHYSICAL ADDRESS
OF OWNER

CODE

POSTAL ADDRESS
OF OWNER

CODE

TELEPHONE NO:

HOME

()

WORK

()

CELL

FAX NO

()

E-MAIL ADDRESS

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR

IDENTITY NO

COMPANY OR CC
REGISTRATION NO

POSTAL ADDRESS
OF OBJECTOR

CODE

TELEPHONE NO:

HOME

()

WORK

()

CELL

FAX NO

()

E-MAIL ADDRESS

STATUS OF OBJECTOR (e.g. Tenant,
Pending Purchaser, Municipality, etc)

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE

POSTAL ADDRESS

CODE

TELEPHONE NO:

HOME

()

WORK

()

CELL

FAX NO

()

E-MAIL ADDRESS

*** 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	AFFECTED AREA	m ²
IN FAVOUR OF	<input type="text"/>	
FOR WHAT PURPOSE	<input type="text"/>	

 WAS COMPENSATION PAID?
IF YES:-

YES

NO

DATE OF PAYMENT

AMOUNT

R	<input type="text"/>
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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 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	<input checked="" type="checkbox"/>
YES	NO

IF YES:- DESCRIBE THE USE(S)

IF NECESSARY PROVIDE ANNEXURE B

3.4 LAND USE ANALYSIS:

 NON AGRICULTURAL
(REFER TO 3.3)

GRAZING

UNDER IRRIGATION

DRY LAND

PERMANENT CROPS

OTHER.....

OTHER.....

OTHER.....

TOTAL

<input type="text"/>	ha
<input type="text"/>	ha
<input type="text"/>	ha
<input type="text"/>	ha
<input type="text"/>	ha
<input type="text"/>	ha
<input type="text"/>	ha
<input type="text"/>	ha
<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	<input type="text"/>	NO	<input type="text"/>
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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	
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IF YES:- NEW FARM DESCRIPTION

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?

YES		NO	
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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
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SECTION 4: MARKET INFORMATIONIF YOUR PROPERTY IS CURRENTLY ON THE MARKET,
WHAT IS THE ASKING PRICE?

OFFER	R	
RECEIVED	R	

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

OFFER	R	
RECEIVED	R	

NAME OF AGENT:

TEL NO

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 _____

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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 _____

PLEASE COMPLETE THE BOTTOM OF EACH PAGE