



SUPPLEMENTARY VALUATION ROLL 3 (2016)

FORM A: OBJECTION (Residential)

REF

DATE

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

The Municipal Manager

Great Kei Local Municipality

Lodging of an objection against a matter as reflected in or omitted from the General valuation roll for the period **1 July 2014 to 30 June 2018**

*Delete whichever is not applicable

(Complete a separate form for each entity objected to)

ERF / Unit No: Suburb /Scheme Name

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 Owner Code

Telephone No. Home () Work ()

Cell () Fax No. ()

Email Address

1.3 Authorised Representative of the Objector

Name of Representative

Postal address Code

Telephone No. Home () Work ()

Cell () Fax No. ()



Email Address

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

Complete: Erf / Unit No.....Area / Scheme Name.....

Physical Address Code

Extent of Property m²

Municipality Account if available
No.

Name of Bond Holder	Registered Amount of Bond

Provide full details of all servitudes, roads and proclamations or other endorsements against the property (if applicable)

Servitude no In favour of For what purpose	Affected Area	m ²

Was Compensation paid?

If yes date of payment

Yes	No

Amount



Section 2: Description of residential Dwelling (For sectional titles see Section 3)

Main Dwelling

No. of Bedrooms		No. of bathrooms		Kitchen		Lounge	
Dinning Room		Lounge with Dinning Room		Study		Playroom	
Television Room		Laundry		Separate Toilet			
Other				Other			
Other				Other			

Outbuildings

No. of garages	
Granny Flats / rooms	
Other	

Size of main building(m ²)	
Size of outbuildings	
Size of other building (m ²)	
Total building size (m ²)	

Others

Swimming pool		Tennis Court			
Borehole		Garden	Good	Average	Poor
Other		Other			



Fencing	Front	Back	Side 1	Side 2
Type				
Height				

Drive way: (e.g. Bricks, pavers)

Tick ✓

Yes	No

Is the property situated in a boomed area or security?

Other features

General condition of the property

Tick ✓

Good		Average		Poor	
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Complete Erf / Unit No.....Area / Scheme Name.....

Section 3: Sectional Title Units

Scheme No. Name of scheme Flat No. / Door No.

Unit size Unit nr.

Name of Managing Agent Tel no.

Indicate number or state Yes/No in appropriate box

No. of Bedrooms		No. of bathrooms		Kitchen		Lounge	
Dinning Room		Lounge with Dinning Room		Study		Playroom	
Television Room		Laundry		Separate Toilet			
Other				Other			
Other				Other			



Monthly levy

R	
---	--

Common Property consists of:

Swimming pool	
Tennis court	
Other	
Other	

Details of exclusive use areas

Garage	
Carpport	
Open parking	
Store room	
Garden	
Other	

Section 4: Market Information

If your property is currently on market, what is the asking price?

R	
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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

Offer received

R	
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Sale 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 / Scheme name	Date of Sale	Selling price



Section 5: Objection Details

	Particulars as reflected in the valuation roll	Changes requested by the objector
Description of the property		
Category		
Physical address / Door No / Flat No.		
Extent		
Market Value		
Name of Owner		

Adverse features and /or further reasons in support of this objection

(Annexures can be provided)

Complete Erf / Unit No..... Area/ Scheme Name.....



Section 6: 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 the failure to have so have provided any such document, information or particulars has placed an unnecessary burden on the function of the municipal Valuer or the appeal board.

I / We.....hereby declare that the information and particulars supplied are true and correct.

Date

Year	Month	Day

.....
Signature

OFFICIAL USE

Section 7: Decision of Municipal Valuer

Description of the property / Unit No.	
Category	
Physical address / Door No/ Flat No.	
Extent	
Market value	
Name of owner	

Reasons of the Municipal Valuer

.....

Name of Municipal Valuer / Assistant
Municipal Valuer*

*Delete whichever is not applicable

Signature

Year	Month	Day



Section 8: Notification of outcome

	Signature	Date
Valuation Roll Adjusted		
Objector Notified		
Owner Notified		
Section 52 (1) (a) Where applicable		

Complete: Erf / Unit No.....Area / Scheme Name.....

Please complete the bottom of each page

The Municipal Manager
Municipality

Objection No

Lodging of an objection against a matter reflected in or omitted from the valuation roll/ supplementary valuation roll for the period 1 July.....to 30 June.....

Description of property in respect of which the objection is made

(Complete a separate form for each entry objected to)

Erf/ Portion/ Unit No. Suburb / Farm/ Scheme

Farm No. Reg. Div



SUPPLEMENTARY VALUATION ROLL 3 (2016)

FORM B: OBJECTION (Non Residential)

REF

DATE

Section 1: Objector Information

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 ()

E-mail Address



Section 1: Objector Information

1.1 Objector is not the Owner or Municipality is the objector

Name of objector

Identity No. Company or CC
Registration No.

Postal Address
Of Owner Code

Telephone No. Home () Work ()

Cell Fax ()

E-mail Address

Status of the Objector (e.g. Tenant, pending Purchaser, Municipality etc)



Section 1: Objector Information

1.2 Authorised Representative of the Objector

Name of objector

Identity No.

Company or CC
Registration No.

Postal Address
Of Owner

Code

Telephone No.

Home

()

Work

()

Cell

Fax

()

E-mail Address

If a representative is appointed, proof of authorisation must be attached

Complete: Erf /Unit No.....Area / Scheme Name.....

Please complete the bottom of each page



Section 2: Property Details (for Sectional Title see Section 4)

Address Code

Of m²

Account if available

Name of Bond Holder	Registered Amount of Bond

Provide full details of all servitudes, roads proclamations or other endorsements against the property (if applicable)

Servitude No.	Affected Area	m ²
In favour of		
For what purpose		

Was compensation paid Yes No Amount

If yes:- Date of payment R



**Section 3: Description of buildings (for sectional title complete Section 4)
(Information under 3.1 to 3.4 to be supplied by means of Annexures as follows)**

3.1 Tenant and rent information- Annexure A

Name of tenant	Size	Rental (excl VAT)	Description e.g. used as a shop, office , etc	Other contribution	Term of lease	Start date

3.2 Schedules of expenses including municipal, administration, insurances, security, etc- Annexure B

3.3 Statement of income and expenditure for previous financial year- Annexure C

3.4 Building size- Annexure D

Building No.	Size m ²	Description e.g. used as a shop, office etc	Condition

3.5 If the property has not been developed to its highest and best use, indicate the extent of land that is available for further development

m²

Other features of the buildings: (provide Annexure E if necessary)

.....

Complete: Erf / Unit No..... Area Scheme Name.....

Please complete the bottom of each page



Section 4: Sectional Title Units

Scheme No. Name of scheme Flat No. / Door No.

Unit size

Name of Managing Agent Tel no.

Shops	<input type="text"/>	m ²
Offices	<input type="text"/>	m ²
Factories	<input type="text"/>	m ²

Other	<input type="text"/>	m ²
Other	<input type="text"/>	m ²
Other	<input type="text"/>	m ²

Tenant and rent information- Annexure A

Name of tenant	Size	Rental Excl VAT	Escalation	Other Contribution	Term of lease	Start date
Monthly Levy	R	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Common Property consists of:

Swimming pool	<input type="text"/>
Tennis court	<input type="text"/>
Other	<input type="text"/>
Other	<input type="text"/>

Details of exclusive use areas

Garage	<input type="text"/>
Carport	<input type="text"/>
Open parking	<input type="text"/>
Storeroom	<input type="text"/>
Garden	<input type="text"/>
Other	<input type="text"/>



Section 5: Market Information

If your property is currently on 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

Sale 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 / Scheme name	Date of Sale	Selling price



Section 6: Objection Details

	Particulars as reflected in the valuation roll	Changes requested by the objector
Description of the property		
Category		
Physical address / Door No / Flat No.		
Extent		
Market Value		
Name of Owner		

Adverse features and /or further reasons in support of this objection

Complete Erf / Unit No..... Area/ Scheme Name.....

Please complete the bottom of each page

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 the failure to have so have provided any such document, information or particulars has placed an unnecessary burden on the function of the municipal Valuer or the appeal board.

I / We.....hereby declare that the information and particulars supplied are true and correct.

Date

Year	Month	Day

.....
Signature



OFFICIAL USE

Section 8: Decision of the Municipal Valuer

Description of the property / Unit No.	
Category	
Physical address / Door No/ Flat No.	
Extent	
Market value	
Name of owner	

Reasons of the Municipal Valuer

.....
.....
.....
.....
.....

Name of Municipal Valuer / Assistant
Municipal Valuer*

*Delete whichever is not applicable

Signature

Year	Month	Day



Section 9: Notification of Outcome

	Signature	Date
Valuation Roll Adjusted		
Objector Notified		
Owner Notified		
Section 52 (1) (a) Where applicable		

Complete: Erf / Unit No.....Area / Scheme Name.....

Please complete the bottom of each page



SUPPLEMENTARY VALUATION ROLL 3 (2016)

FORM C: AGRICULTURAL HOLDINGS OR FARMS

REF

DATE

The Muncipal Manager
.....Municipality

Lodging of an objection against a matter reflected in or omitted from the valuation roll/
supplementary valuation roll for the period 1 July.....to 30 June.....

Description of property in respect of which the objection is made
(Complete a separate form for each entry objected to)

Section 1: Objector Information

1.1 Objector is the Owner

Registered Owner of Property	<input type="text"/>		
Identity No.	<input type="text"/>	Company or CC Registration No.	<input type="text"/>

Physical address Of Owner	<input type="text"/>	Code	<input type="text"/>
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Postal address Of Owner	<input type="text"/>	Code	<input type="text"/>
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Telephone No. Home ()
Work ()
Cell
Fax ()
E-mail Address

Section 1: Objector Information

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 Owner Code
Telephone No. Home () Work ()
Cell Fax ()
E-mail Address

Status of the Objector (e.g. Tenant, pending Purchaser, Municipality etc)



Section 1: Objector Information

1.3 Authorised Representative of the Objector

Name of objector

Identity No. Company or CC Registration No.

Postal Address Of Owner Code

Telephone No. Home () Work ()

Cell Fax ()

E-mail Address

If a representative is appointed, proof of authorisation must be attached

Complete: Erf /Unit No.....Area / Scheme Name.....

Please complete the bottom of each page

Section 2: Property Details (For Sectional Titles See Sectional 4)

Address If applicable Code

Extent of property m²



Municipal Account if applicable

Name of Bond Holder	Registered Amount of Bond

Provide full details of all servitudes, roads proclamations or other endorsements against the property (if applicable)

Servitude No.	Affected Area	m ²
In favour of		
For what purpose		

Was compensation paid Yes No Amount

If yes:- Date of payment 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	No. of bathrooms	Kitchen	Lounge
Dinning Room	Lounge with Dinning Room	Study	Playroom
Television Room	Laundry	Separate Toilet	
Other	Size of main Dwelling		m ²

3.2 Other Buildings- Attach as Annexure A

Building No.	Description	Size m ²	Condition	Is the building functional
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3.3 Is any portion of the property used for a purpose other than agricultural?
(e.g. Business , mining, eco-tourism, trading or hunting of game)

Tick✓ if Yes- Describe use.....



Yes	NO

.....

If necessary provide annexure B

3.4 Land use analysis

Condition of fences

Non Agricultural Refer to (3.3)	ha
Grazing	ha
Under irrigation	ha
Dry Land	ha
Permanent Crops	ha
Other	ha
Other	ha
Other	ha
Total	ha

Good	Average	Poor

Area game fenced

Number of boreholes

Output litres /hours

Dams

Capacity

Is the property exposed to a river?

Yes		No	
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Complete: Erf / Unit No.....Area / Scheme Name.....

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	
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If yes: - Details

Have you applied for a rezoning or consent use?

Yes		No	
-----	--	----	--

Consent use e.g. as guest houses, business etc

If yes: - Give Details



Has your agricultural holdings 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: - Details

Tenant and rent information- Annexure C

Name of tenant	Size	Rental (excl. VAT)	Escalation	Other Contributions	Terms of Lease	Start Date	Use
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Section 4: Market Information

If your property is currently on 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	
---	--

Offer received

Offer received

R	
---	--

R	
---	--

Name of agent

Tel

Sale transactions (of other properties in the vicinity) used by the objector in determining the market value of the property objected to

Holding / Portion no.	Agricultural holding / farm	Date of Sale	Selling price



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Section 5: Objection Detail

	Particulars as reflected in the valuation roll	Changes requested by the objector
Description of the property		
Category		
Physical address / Door No / Flat No.		
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 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 have so have provided any such document, information or particulars has placed an unnecessary burden on the function of the municipal Valuer or the appeal board.

I / We.....hereby declare that the information and particulars supplied are true and correct.

Date

Year	Month	Day

.....
Signature



OFFICIAL USE

Section 7: Decision of Municipal Valuer

Description of the property	
Category	
Physical address	
Extent	
Market value	
Name of owner	

Reasons of the Municipal Valuer

.....

Name of Municipal Valuer / Assistant.....
 Municipal Valuer*

*Delete whichever is not applicable

Signature

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 NoFarm / Holding

Please complete the bottom of each page