



# GENERAL VALUATION ROLL 2020

## 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 2020 to 30 June 2025**

\*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

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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 ( )

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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

m<sup>2</sup>

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 <sup>2</sup>

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 <sup>2</sup> )	
Size of outbuildings	
Size of other building (m <sup>2</sup> )	
Total building size (m <sup>2</sup> )	

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	
Carport	
Open parking	
Store room	
Garden	
Other	

**Section 4: Market Information**

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

R	<input type="text"/>
---	----------------------

If your property has been on the Market in the last 3 years what was the asking price?

R	<input type="text"/>
---	----------------------

Offer received

R	<input type="text"/>
---	----------------------

Name of agent

Offer received

R	<input type="text"/>
---	----------------------



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)

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

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**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 Objection No   
 .....Municipality

Lodging of an objection against a matter reflected in or omitted from the valuation roll/  
 supplementary valuation roll for the period 1 July 2014 to 30 June 2020

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



# GENERAL VALUATION ROLL 2020

## FORM B: OBJECTION (Non Residential)

REF

DATE

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 2020 to 30 June 2025**

#### 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  ( )

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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)

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**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  m<sup>2</sup>

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 <sup>2</sup>
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 <sup>2</sup>	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

m<sup>2</sup>

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

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

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,

If your property has been on the market in the last 3 years what was the asking price?

R

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

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		

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Name of Owner		
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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



# GENERAL VALUATION ROLL 2020

## FORM C: AGRICULTURAL HOLDINGS OR FARMS

REF

DATE

The Muncipal Manager

Lodging of an objection against a matter reflected in or omitted from the valuation roll/  
supplementary valuation roll for the period 1 July 2020 to 30 June 2025

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

Identity No.  Company or CC Registration No.

Physical address Of Owner  Code

Postal address Of Owner  Code

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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  m<sup>2</sup>

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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 <sup>2</sup>
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 <sup>2</sup>

**3.2 Other Buildings- Attach as Annexure A**

Building No.	Description	Size m <sup>2</sup>	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**

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

**Condition of fences**

Good	Average	Poor

Area game fenced

Number of boreholes

Output litres /hours

Dams

Capacity

Is the property exposed to a river?  Yes  No

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

**3.5 Other**

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

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Have you applied for a rezoning or consent use?

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

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

If yes: - Give Details

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Has your agricultural holdings property been Excised

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

If yes – New farm Description

Has the township been applied for or proclaimed?

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

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	
---	--

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

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 No .....Farm / Holding .....

Please complete the bottom of each page