



VALUATION OBJECTION FORM: AGRICULTURAL HOLDINGS AND FARMS

ACCOUNT NUMBER		PIN NUMBER	
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THE MUNICIPAL MANAGER
WINNIE MADIKIZELA-MANDELA LOCAL MUNICIPALITY

LOGGING OF AN OBJECTION REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD **1 JULY 2025 TO 30 JUNE 2030**

Notes for Completing this Form:

1. Complete a separate form for each property objected to.
2. In the case of Sectional Titles, a form must be completed for each section queried.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory, and must be completed to be a valid OBJECTION form.

SECTION 1: PROPERTY INFORMATION

1.0 DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

ERF/ FARM/ SECTION NUMBER	PORTION	TOWNSHIP NAME/SCHEME NAME/FARM NAME	TOWNSHIP EXT / SCHEME NO
ERF EXTENT/ UNIT SIZE	FLAT NO/ DOOR NO	PHYSICAL ADDRESS	
M ²			

1.1 OWNER DETAILS (Please mark the appropriate box with a X)

OWNER		REPRESENTATIVE OR AGENT				
NAME OF OWNER						
IDENTITY NO.		COMPANY OR CC REGISTRATION NO				
POSTAL ADDRESS OF OWNER						CODE
TELEPHONE NO	HOME		WORK			
	CELL		FAX			
E-MAIL ADDRESS (if available)						

SECTION 2: OBJECTION DETAILS

At least one of the following must be completed to be considered.

OBJECTION TYPE	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO./FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

SECTION 3: DECLARATION

I / WEHEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

Date

Name (Print)

Signature



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SECTION 4: PROPERTY DETAILS

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		
IF YES: DATE OF PAYMENT			AMOUNT	R

SECTION 5: DESCRIPTION OF PROPERTY

(INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX)

5.1 DESCRIPTION OF RESIDENTIAL DWELLING

NO. OF BEDROOMS		NO. OF BATHROOMS		KITCHEN		LOUNGE	
DINING ROOM		LOUNGE WITH DINNING ROOM		STUDY		PLAYROOM	
TELEVISION ROOM		LAUNDRY		SEPARATE TOILET			
OTHER				SIZE OF MAIN DWELLING (M ²)			

5.2 OTHER BUILDINGS – ATTACH AS ANNEXURE

BUILDING NO.	DESCRIPTION	SIZE M2	CONDITION	IS THE BUILDING FUNCTIONAL
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5.3 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURE? (E.G. Business, mining, eco-tourism, trading in or hunting game)

TICK	
YES	NO

IF YES – DESCRIBE THE USE(S) _____

IF NECESSARY PROVIDE ANNEXURE B _____

5.4 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	Ha	

NUMBER OF BOREHOLES	
OUTPUT LITRES/HOUR	
DAMS	
CAPACITY	

IS THE PROPERTY EXPOSED TO A RIVER?			
YES		NO	



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5.5 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:- PROVIDE DETAILS _____

HAVE YOU APPLIED FOR REZONING OR CONSENT USE? CONSENT USE e.g. guest houses, business etc.	YES		NO	
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IF YES:- PROVIDE DETAILS _____

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED	YES		NO	
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IF YES:- FULL DETAILS _____

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?	YES		NO	
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IF YES:- NEW FARM DESCRIPTION _____

TENANT AND RENT INFORMATION – ANNEXURE

NAME OF TENANT	SIZE	RENTAL EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE	USE
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ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURES CAN BE PROVIDED)

SECTION 6: MARKET INFORMATION

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET

IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS

WHAT IS THE ASKING PRICE?	R	WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R	OFFER RECEIVED	R
NAME OF AGENT		TEL NO	

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED IN DETERMINING THE MARKET VALUE OF QUERIED PROPERTY
NB – For Market Value Queries, at least one Comparable Sale must be provided as EVIDENCE

ERF/UNIT NO	SUBURB/SCHEME NAME	DATE OF SALE	SELLING PRICE