

APPEAL NO:

**THE CHAIRPERSON: VALUATION APPEAL BOARD
MANGAUNG LOCAL MUNICIPALITY**

LODGING OF AN APPEAL AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE 11 TH SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1 JULY 2022 . TO 30 JUNE 2026

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE APPEAL IS MADE:
(Complete a separate form for each entry objected to)

Holding / Portion No Agricultural Holding / Farm

SECTION 1: APPELLANT INFORMATION

1.1 APPELLANT IS THE OWNER

Registered Owner of Property:

Identity No: Company or C.C. Registration

Physical Address of Owner Code

Postal Address of Owner Code

Telephone No: Home () Work ()

Cell No: Fax No: ()

E-mail Address

1.2 APPELLANT IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

Name of Appellant

Identity No: Company or C.C. Registration

Postal Address of Appellant Code

Telephone No: Home () Work ()

Cell No: Fax No: ()

E-mail Address

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

1.3 AUTHORIZED REPRESENTATIVE OF THE APPELLANT

Name of Representative

Postal Address of Owner Code

Telephone No: Home ()

Cell No:

E-mail Address

***IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORIZATION 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 of Owner Code

Extent of Property m²

Municipal Account Number (If applicable)

Name of Bond Holder Registered Amount of Bond (If applicable)

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			
For What Purpose			

Was Compensation Paid:	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>

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	No of Bathrooms	Kitchen	Lounge
Dining Room	Lounge with Dining Room	Study	Playroom
Television Room	Laundry	Separate Toilet	
Other		Other	
Other		Other	

3.2 OTHER BUILDINGS

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 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
<input type="checkbox"/>	<input type="checkbox"/>	

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

Conditions of Fences	Good	Average	Poor
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Area Game Fenced	ha		
No of Borehole(s)		Output Liters / hour	
No of Dam(s)		Capacity	
Is the Property exposed to a river?			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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 Number

Do you have water rights? Yes No

If Yes, Details:

Have you applied for a rezoning or consent use? (e.g. Guest House, business etc)

Yes		No		If Yes, Details:
<input type="text"/>				

Has your agricultural holding property been excised?

Yes		No		If Yes, New Farm Description:
<input type="text"/>				

Has the township been applied for or Proclaimed?

Yes		No		If Yes, Details:
<input type="text"/>				

TENANT AND RENT INFORMATION – Annexure C

Name of Tenant	Size	Rental (Inc VAT)	Escalation	Other Contributions	Terms of Lease	Start date	Use
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SECTION 4: MARKET INFORMATION:

If your property is currently on the 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:

Name of Agent:	<input type="text"/>
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Tel No:	<input type="text"/>
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Sale Transactions or other properties in the vicinity used by the objector in determining the market value of property objected to:

Erf / Unit No	Suburb / Scheme Name	Date of Sale	Selling Price

SECTION 5: APPEALS DETAILS

	Particulars As Reflected In The Valuation Roll	Changes Requested By Objector
Description of the Property / Unit No		
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 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 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 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 OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

I / WE _____ HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

SIGNED ON THE _____ . SIGNATURE: _____

OFFICIAL USE

SECTION 8: DECISION OF THE VALUATION APPEAL BOARD

Description of the Property / Unit No	
Category	
Physical Address / Door No / Flat No	
Extent	
Market Value	
Name of Owner	

REASONS OF THE VALUATION BOARD:

Name of Chairperson of the Valuation Appeal Board _____ Date: _____

SIGNATURE: _____ Date: _____

SECTION 9: NOTIFICATION OF OUTCOME:

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
APPELLANT NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1) (a) / (Where applicable)		

Complete: Portion / Holding No Farm / Holding
PLEASE COMPLETE THE BOTTOM OF EACH PAGE