

**THE MUNICIPAL MANAGER:  
MATLOSANA MUNICIPALITY**

OBJECTION NO.

FORM / NO.

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE  
GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2025 TO 30 JUNE 2029.**

HOLDING/PORTRION  NAME AGRICULTURAL HOLDING / FARM

**SECTION 1: OBJECTION INFORMATION** FARM NO.  REG. DIV   
1.1 **WHEN THE OBJECTOR IS THE OWNER**

REGISTERED OWNER OF PROPERTY

IDENTITY NO  COMPANY OR C.C. REGISTRATION NO.

PHYSICAL ADDRESS OF OWNER  CODE

POSTAL ADDRESS OF OWNER  CODE

TELEPHONE NO.: HOME ( )  WORK ( )

CEL  FAX NO ( )

E-MAIL ADDRESS

1.2 **WHERE THE OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR**

NAME OF OBJECTOR:

IDENTITY NO  COMPANY OR C.C. REGISTRATION NO.

POSTAL ADDRESS OF OWNER  CODE

TELEPHONE NO.: HOME ( )  WORK ( )

CEL  FAX NO ( )

E-MAIL ADDRESS

1.3 **AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

NAME OF REPRESENTATIVE:

POSTAL ADDRESS  CODE

TELEPHONE NO.: HOME ( )  WORK ( )

CEL  FAX NO ( )

E-MAIL ADDRESS

**IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED**

**SECTION 2: PROPERTY DETAILS**

PHYSICAL ADDRESS (IF AVAILABLE)  CODE

EXTENT OF PROPERTY  m<sup>2</sup>

MUNICIPAL ACCOUNT NO:  (if available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(If applicable)
<input type="text"/>	<input type="text"/>	

PROVIDE ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (If applicable) FULL DETAILS OF

SERVITUDE NO.  AFFECTED AREA

IN FAVOUR OF

FOR WHAT PURPOSE

WAS COMPENSATION PAID  YES  NO 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	<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"/>		<input type="text"/>
OTHER	<input type="text"/>		<input type="text"/>	SIZE OF MAIN DWELLING	<input type="text"/> 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 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

3.4 LAND USE ANALYSIS:

NON AGRICULTURAL (REFER TO 3.3)	ha	CONDITION OF FENCES		
		GOOD	AVERAGE	POOR
GRAZING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
UNDER IRRIGATION	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
DRY LAND	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
PERMANENT CROPS	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
OTHER- GAME FENCED	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
OTHER	<input type="text"/>	NUMBER OF BOREHOLES		
OTHER	<input type="text"/>	OUTPUT : LITRES / HOUR		
TOTAL	<input type="text"/>			
		DAMS		
		CAPACITY		

IS THIS PROPERTY EXPOSED TO A RIVER?  
 YES  NO

**3.5 OTHER:**

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM? TICK

YES	NO
-----	----

IF YES: - DATE OF CLAIM

GAZETTE NO.

DO YOU HAVE WATER RIGHTS? TICK

YES	NO
-----	----

IF YES: - DETAILS:

HAVE YOU APPLIED FOR A REZONING OR CONSENT USE?  
 CONSENT USE e.g. as guest house, business, etc. IF YES: - DETAILS

YES	NO
-----	----

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED? TICK

TICK

YES	NO
-----	----

IF YES, - NEW FARM DESCRIPTION

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED? TICK

TICK

YES	NO
-----	----

IF YES, - FULL DETAILS

**TENANT AND RENT INFORMATION – ANNEXURE C**

NAME OF TENANT	SIZE	RENTAL (EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE	USE

**SECTION 4: MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET  
 WHAT IS THE ASKING PRICE?

R

OFFER RECEIVED

R

NAME OF AGENT:

IF YOUR PROPERTY HAS BEEN ON THE MARKET  
 THE PAST 12 MONTHS WHAT WAS THE ASKING PRICE?

R

OFFER RECEIVED

R

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/PORITION NO	AGRICULTURAL HOLDING/ FARM	DATE OF SALE	SELLING PRICE

**SECTION 5: OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY		
RATING CATEGORY		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE AS ON 1/9/2024		
NAME OF OWNER		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURE E CAN BE PROVIDED)

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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 SO HAVE PROVIDED ANY SUCH DOCUMENTS, 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 ABOVE INFORMATION AND ATTACHED PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

DATE: 

YEAR	MONTH	DAY

SIGNATURE: \_\_\_\_\_

**OFFICIAL USE**

**SECTION 7: DECISION OF MUNICIPAL VALUER**

DISCRIPTION OF THE PROPERTY	
CATEGORY	
PHYSICAL ADDRESS	
EXTENT	
MARKET VALUE AS ON 1/9/2024	
NAME OF OWNER	

REASON OF THE MUNICIPAL VALUER

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAME OF MUNICIPAL VALUER/ ..... DATE .....

ASSISTANT MUNICIPAL VALUER

*Delete whichever is not applicable*

SIGNATURE:

**SECTION 8: NOTIFICATION OF OUTCOME**

VALUATION ROLL ADJUSTED	SIGNATURE	DATE
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1) (A)		
WHERE APPLICABLE		

**Die Munisipale Bestuurder  
MATLOSANA MUNISIPALITEIT**

**BESWAAR NR**

**VORM / NR.**

**INDIENING VAN BESWAAR TEEN 'N SAAK WEERGEGEE IN/OF WEGGELAAT UIT DIE ALGEMENE WAARDERINGSLYS VIR DIE TYDPERK 1 JULIE 2025 TOT 30 JUNIE 2029.**

HOEWE / GEDEELTE NOMMER	LANDBOUHOEWE / PLAAS NAAM

**AFDELING 1: BESONDERHEDE VAN BESWAARMAKER  
(BESWAARMAKER IS DIE GEREGISTREERDE EIENAAR)**

EIENAAR: ..... IDENTITEITSNOMMER .....

PLAASNOMMER ..... REG. AFD. ....

MAATSKAPPY OF BK REGISTRASIENOMMER .....

TELEFOONNOMMERS: HUIS ..... WERK .....

SEL ..... FAKS .....

E-pos .....

1.2 WAAR BESWAARMAKER **NIE** DIE EIENAAR IS NIE, OF DIE MUNISIPALITEIT IS BESWAARMAKER

NAAM VAN BESWAARMAKER .....

IDENTITEITSNOMMER : ..... MPY OF BK REGISTRASIENR: .....

POSADRES VAN BESWAARMAKER: ..... KODE .....

TELEFOONNOMMERS: HUIS ..... WERK .....

SEL ..... FAKS .....

E-pos .....

STATUS VAN BESWAARMAKER (Bv Huurder, Voornemende koper, Munisipaliteit, ens)

1.3 GEMAGTIGDE VERTEENWOORDIGER VAN BESWAARMAKER

NAAM VAN VERTEENWOORDIGER: .....

POSADRES: .....

TELEFOONNOMMERS: HUIS ..... WERK .....

SEL ..... FAKS .....

E-pos .....

Straatadres (indien beskikbaar) .....

**AFDELING 2: EIENDOM BESONDERHEDE**

FISIESE ADRES: ..... KODE: .....

GROOTTE VAN EIENDOM: ..... HA                      MUNISIPALE REKENING NOMMER: .....(indien beskikbaar)

NAAM VAN REKENINGHOUER: ..... GEREGISTREERDE VERBAND .....

VERBANDHOUER: .....                      VERSKAF VOLLEDIGE INLIGTING VAN ALLE SERWITUTE, PAD  
 PROKLAMASIES EN ENDOSSEMENTE TEEN EIENDOM .....

SERWITUUT NR: .....                      GEAFFEKTEERDE GEDEELTE: .....

TEN GUNSTE VAN: .....                      WAS VERGOEDING BETAAL? JA / NEE

INDIEN JA, DATUM VAN BETALING: .....                      BEDRAG: R.....

**AFDELING 3: BESKRYWING VAN GEBOUE**

3.1 HOOF WOONHUIS OP PLAAS/PLOT

Slaapkamers		Badkamer/s		Kombuis		Sitkamer/s	
Eetkamer		Sit/eetkamer		Studeerkamer		Ontspanningskamer	
Televisiekamer		Wassery		Aparte toilet		Grootte van woonhuis	m <sup>2</sup>
Ander				Ander			

3.2 ANDER GEBOUE / BUITEGEBOUE (HEG AAN AS BYLAAG A)

Gebounummer	Beskrywing	Grootte /m <sup>2</sup>	Toestand	Is die gebou bruikbaar

3.3 WORD ENIGIGE GEDEELTE VAN DIE EIENDOM GEBRUIK VIR DOELEINDES, ANDER DAN BOERDERY?

(Bv. Besigheid, mynbou, eco-toerisme, jag, ens.) JA / NEE

Indien JA, beskryf die gebruik/e (heg bylaag B aan indien nodig).....

3.4 GRONDGEBRUIKSONTLEDING:

Nie-Landbou verwant (verw na 3.3)	ha	TOESTAND VAN DRADE / HEININGS		
		GOED	GEMIDDELD	SWAK
Weiding	ha			
Onder besproeiing	ha			
Droë land	ha			
Ander-Wildsheining	ha			
Ander	ha			
Ander	ha			
Ander		Boorgate	Kapasiteit: Liter/per uur	
Totaal	ha	Damme (dui aan grond/sement)		
		Kapasiteit		

Is die eiendom geleë teen 'n rivier /grrot bdam ? JA / NEE

3.5 **ANDER:**

IS DIE EIENDOM ONDERHEWIG AAN 'N GRONDEIS ? :  DIEN JA, DATUM VAN EIS: .....

STAATSKOERANT NR: .....  
 HET U ENIGE WATERREGTE?  INDIEN JA, VERSKAF BESONDERHEDE: .....

HET U AANSOEK GEDOEN VIR HERSONERING OF VERGUNNINGSGEBRUIKE (bv, as gastehuis, besigheid, ens) JA/NEE  
 INDIEN JA, VERSKAF BESONDERHDE: .....

IS U LANDBOUHOEWE OOI ONTHEF EN NOU WEER N PLAASGEDELTE ?

INDIEN JA, VERSKAF NUWE GROND- PLAAS BESKRYWING : .....

IS DAAR AANSOEK GEDOEN VIR DORPSTIGTING OF IS DORPSTIGTING GEPROKLAMEER?

INDIEN JA, VERSKAF VOLLEDIGE INLIGTING: .....

3.6 **HURDER EN HURINLIGTING – BYLAAG C**

Naam huurder	van	Grootte	Huurgeld (BTW uit)	Aanpassing	Ander bylaes	Huurtyd	Aanvangsdatum	Gebruik

**AFDELING 4: MARKINLIGTING**

IS U EIENDOM TANS IN DIE MARK?  INDIEN U EIENDOM DIE AFGELOPE 12 MAANDE IN DIE MARK WAS, WAARVOOR WAS DIT IN DIE MARK?

WAARVOOR IS DIT IN DIE MARK: R.....

AANBOD ONTVANG: R..... AANBOD ONTVANG: R.....

NAAM VAN AGENT: ..... TEL. NR VAN AGENT: .....

VERKOOPSTRANSAKSIES GEBRUIK DEUR BESWAARMAKER OM DIE MARKWAARDE VAN DIE ONDERWERPEIENDOM TE STAAF WAARTEEN BESWAAR GEMAAK WORD (heg bylaag D aan indien spasie onvoldoende is)

PLAASGEDEELTE	PLAAS	VERKOOP DATUM	VERKOOPPRYS

**AFDELING 5: BESONDERHEDE VAN BESWAAR**

	Besonderhede soos vervat in die waardasielys	Veranderinge versoek deur beswaarmaker
Beskrywing van eiendom		
Belasting Kategorie		
Adres		
Grootte		
Markwaarde soos op 1/9/2024		
Naam van eienaar		

**NADELIGE KENMERKE EN/OF VERDERE REDES TER STAWING VAN DIE BESWAAR (HEG AAN AS BYLAAG E)**

Erf no /eenheid no/hoewe no/plaasgedeelte: ..... no 3	Bladsy
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**AFDELING 7: VERKLARING**

Hiermee word die aandag op Artikel 42(2) van die Wet gevestig, wat bepaal dat waar enige dokument, inligting of besonderhede nie ingevolge subartikel 42(1) van die Wet voorsien is wanneer dit vereis is nie, en die betrokke eienaar op so 'n dokument, inligting of besonderhede in 'n appél voor 'n appélraad staatmaak, die appélraad ingevolge Artikel 70 van die Wet 'n kostebevel kan uitreik as die appélraad van mening is dat die versuim om sodanige dokumente, inligting of besonderhede voor te lê, 'n onnodige las op die werksaamhede van die munisipale waardeerder of die appélraad geplaas het.

Ek/ons \_\_\_\_\_ verklaar hiermee dat die bostaande inligting en meegaande besonderhede wat verskaf is waar en korrek is.

	Jaar	Maand	Dag
Datum			

\_\_\_\_\_  
HANDTEKENING

**AMPTELIKE GEBRUIK**

**ADELING 8: MUNISIPALE WAARDEER SE BEVINDING**

Beskrywing van die eiendom	
Belasting Kategorie	
Adres	
Grootte	
Markwaarde soos op 1/9/2024	
Naam van eienaar	

**REDES DEUR DIE MUNISIPALE WAARDEERDER**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAAM VAN MUNISIPALE WAARDEERDER/ -----

ASSISTANT-MUNISIPALE WAARDEERDER

DATUM -----

**AFDELING 9: BEVESTIGING VAN UITSLAG**

	HANDTEKENING	DATUM
WAARDASIEROL AANGEPAS		
BESWAARMAKER IN KENNIS GESTEL		
ARTIKEL 52(1)(a)		
Waar van toepassing		