

# AM AHLATI LOCAL MUNICIPALITY

CNR Hill and Maclean Street, Stutterheim, 4930 Tel: 043 683 5080/79

Email: AMnyakama@amahlathi.gov.za

## GENERAL VALUATION 2025

### AGRICULTURAL HOLDINGS OR FARMS OBJECTION FORM



Lodging of an objection against the decision of the Municipal Valuer regarding matters pertaining to a specific property as reflected in or omitted from the General Valuation Roll 2025.

Notes for Completing this Form:

1. Complete a separate form for each property objected to.
2. In the case of Sectional Title, a separate form must be completed for each section objected to.
3. Delete whichever is not applicable.
4. All sections shaded in grey are mandatory and must be completed for the form to be a valid objection form.
5. For market value related objections. Sections 4 and 5 must be completed in full and all supporting Annexures provided.

#### SECTION 1: OBJECTOR INFORMATION

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

Farm Number	Portion	Registration Area	Farm Name
Registered Size of Farm			

#### OBJECTOR DETAILS

Owner		Representative or Agent		Municipality		Other	
Name of Objector							
Identity Number				Company/CC Registration No			
Postal Address of Objector						Code	
Telephone No	Home			Work			
	Cell			Fax			
Email Address							

If the objector is a representative, proof of authority must be attached.

#### SECTION 2: OBJECTION DETAILS

At least one of the following must be completed to be a valid objection. In the case of Market Value objections, the objector must provide the requested change.

Objection Type	Particulars as reflected in the Valuation Roll	Changes requested by the Objector
Description of Property		
Category		
Physical Address		
Registered Extent (m <sup>2</sup> )		
Market Value		
Name of Registered Owner		

#### SECTION 3: 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 OBJECTOR 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 HAVE PROVIDED ANY SUCH DOCUMENT, INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

I/WE \_\_\_\_\_ hereby declare that the information and the particulars supplied are true and correct

\_\_\_\_\_  
Date Name (Print) Signature

**SECTION 4: PROPERTY DETAILS**

Must be completed for Market Value Objections

Name of Bondholder	Registered Amount of Bond

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

Servitude Number		Extent of Servitude		M <sup>2</sup>
In favour of				
Type of servitude				
Was compensation paid				
If Yes: Date of Payment		Amount Paid		R

Description of Residential Dwelling

No of Bedrooms		No of Bathrooms		Kitchen		Lounge		
Dining Room		Lounge/Dining Room		Study		Playroom		
TV Room		Laundry		Separate Toilet				
Other			Other					
Other			Size of Main Dwelling					M <sup>2</sup>

**Farming Specific Improvements – Please attached annexure list with sizes**

Are any portions of Property used for Non Agricultural Purposes	Yes	No
If Yes Describe the usage		
An annexure can be attached if necessary.		

Land Use Analysis	
Non-Agricultural	ha
Grazing	ha
Under Irrigation	ha
Dry Land	ha
Permanent Crops	ha
Area game fenced	ha
Other	ha
Other	ha
Total Area	ha

Condition of Fences		
Good	Average	Poor

Number of Boreholes	
Output	l/hr
Dams	
Capacity	

Is the property permanently exposed to a river?	YES	NO
Does the property have water rights?	YES	NO

Is the property subject to a land claim	Yes	No
Date of Claim		
Gazette No.		

Rental Income	
Lease Area 1	R
Lease Area 2	R
Total Rental Income	R

**SECTION 5: MARKET INFORMATION**

Must be completed for Market Value Objections

If your property is currently on the market?		If your property has been on the market during last 2 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 by the objector in determining the market value of the property

Farm Number	Portion	Registration Area	Size	Date of Sale	Selling Price

**SECTION 6: DECISION OF THE MUNICIPAL VALUER (FOR OFFICIAL USE ONLY)**

Objection Type	Change requested by Objector	Changes made by Municipal Valuer
Description of Property		
Category		
Physical Address		
Registered Extent (m <sup>2</sup> )		
Market Value		
Name of Registered Owner		

Reasons of the Municipal Valuer


Name of Municipal Valuer/Assistant Valuer	
Signature	

**SECTION 7: NOTIFICATION OF OUTCOME**

	Signature	Date
Incomplete Form Objector Notified		
Complete Form Received		
Valuation Roll Adjusted		
Objector Notified		
Owner Notified		
Section 52(1)A Where applicable		

Date	Year	Month	Day