

Form B : Properties other than single residential or agricultural (e.g. business, factories, offices, schools)

THE MUNICIPAL MANAGER
Bushbuckridge Local Municipality



OBJECTION NO.

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2024

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

ERF/PTN/UNIT NO.	<input type="text"/>	SUBURB/ FARM/SCHEME	<input type="text"/>		
SECTION 1: OBJECTOR INFORMATION		FARM NO.	<input type="text"/>	REG. DIV	<input type="text"/>

1.1 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 ()

CELL FAX NO. ()

E-MAIL ADDRESS

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR* (*AUTHORITY OF MUNICIPALITY MUST BE PROVIDED ON REQUEST)

NAME OF OBJECTOR:

IDENTITY NO. COMPANY OR C.C. REGISTRATION NO.

POSTAL ADDRESS OF OBJECTOR CODE

TELEPHONE NO.: HOME () WORK ()

CELL FAX NO. ()

E-MAIL ADDRESS

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

1.3 REPRESENTATION

NAME OF REPRESENTATIVE:

POSTAL ADDRESS CODE

TELEPHONE NO.: HOME () WORK ()

CELL FAX NO. ()

E-MAIL ADDRESS

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

Form B : Properties other than single residential or agricultural (e.g. business, factories, offices, schools)

SECTION 2: PROPERTY DETAILS (SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS CODE

EXTENT OF PROPERTY m² (As per Title Deed)

MUNICIPAL ACCOUNT NO. (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND
<input type="text"/>	<input type="text"/>

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY

<input type="text"/>			
SERVITUDE NO.	<input type="text"/>	AFFECTED AREA	<input type="text"/> m ²
IN FAVOUR OF	<input type="text"/>		
FOR WHAT PURPOSE	<input type="text"/>		

WAS COMPENSATION PAID YES NO
 IF YES:- DATE OF PAYMENT AMOUNT R

**SECTION 3: DESCRIPTION OF BUILDINGS (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)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE	START DATE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

3.2 SCHEDULE OF EXPENSES INCLUDING: MUNICIPAL, ADMINISTRATION, INSURANCES, SECURITY etc. - ANNEXURE B

3.3 STATEMENT OF INCOME & EXPENDITURE FOR PREVIOUS FINANCIAL YEAR - ANNEXURE C

3.4 BUILDING SIZES - ANNEXURE D

BUILDING NO.	SIZE m ²	DESCRIPTION	CONDITION
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

3.5 IF THE PROPERTY HAS NOT BEEN DEVELOPED TO IT'S HIGHEST AND BEST USE, INDICATE THE EXTENT OF LAND THAT IS AVAILABLE FOR FURTHER DEVELOPMENT

m²

OTHER FEATURES OF BUILDINGS: (PROVIDE ANNEXURE E IF NECESSARY) _____

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SECTION 4: SECTIONAL TITLE UNITS

SCHEME NO. NAME OF SCHEME FLAT NO./ DOOR NO. UNIT SIZE m²

NAME OF MANAGING AGENT TEL NO.

SHOPS	<input type="text"/> m ²	OTHER	<input type="text"/> m ²
OFFICES	<input type="text"/> m ²	OTHER	<input type="text"/> m ²
FACTORIES	<input type="text"/> m ²	OTHER	<input type="text"/> m ²

TENANT AND RENT INFORMATION - ANNEXURE A

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

DETAILS OF EXCLUSIVE USE AREAS

COMMON PROPERTY CONSISTS OF:

SWIMMING POOL	<input type="text"/>
TENNIS COURT	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>
OTHER	<input type="text"/>

GARAGE	<input type="text"/> m ²
CARPORT	<input type="text"/> m ²
OPEN PARKING	<input type="text"/> m ²
STORE ROOM	<input type="text"/> m ²
GARDEN	<input type="text"/> m ²
OTHER	<input type="text"/> m ²

SECTION 5: MARKET INFORMATION

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

R

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?

R

OFFER RECEIVED R

OFFER RECEIVED R

NAME OF AGENT:

TEL NO.

THE FOLLOWING TRANSACTIONS WERE USED IN DETERMINING THE MARKET VALUE AS REQUESTED BY OBJECTOR (IF INSUFFICIENT SPACE PROVIDE ANNEXURE F)

ERF/PTN/UNIT NO.	SUBURB/FARM/SCHEME NAME	DATE OF SALE	SELLING PRICE
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

SECTION 6: OBJECTION DETAILS

	VALUATION ROLL PARTICULARS	PARTICULARS REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY	<input type="text"/>	<input type="text"/>
CATEGORY	<input type="text"/>	<input type="text"/>
PHYSICAL ADDRESS	<input type="text"/>	<input type="text"/>
EXTENT	<input type="text"/>	<input type="text"/>
MARKET VALUE	<input type="text"/>	<input type="text"/>
NAME OF OWNER	<input type="text"/>	<input type="text"/>

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

Form B : Properties other than single residential or agricultural (e.g. business, factories, offices, schools)

SECTION 7: DECLARATION

ATTENTION IS HEREBY DRAWN TO SECTION 42(2) OF THE ACT WHICH STATES THAT IF INFORMATION OR PARTICULARS ARE NOT FULLY PROVIDED HEREIN AND AN APPEAL IS SUBSEQUENTLY LODGED BY AN OBJECTOR AND ADDITIONAL PARTICULARS ARE PROVIDED AT THE HEARING THAT WOULD HAVE INFLUENCED THE MUNICIPAL VALUER IN ARRIVING AT HIS/HER DECISION HEREIN COSTS MAY BE AWARDED BY THE APPEAL BOARD AGAINST THE APPELLANT.

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 MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY	
CATEGORY	
PHYSICAL ADDRESS	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

8.1 REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER/
ASSISTANT MUNICIPAL VALUER*

SIGNATURE:

DATE

YEAR	MONTH	DAY

8.2 OBJECTOR: I ACCEPT THE DECISION OF THE MUNICIPAL VALUER

NAME OF OBJECTOR:

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SIGNATURE:

DATE

YEAR	MONTH	DAY

SECTION 9: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 51(1)(a) NOTICE WHERE APPLICABLE		

* Delete whichever is not applicable

Form C : Agricultural Holdings and Farms

THE MUNICIPAL MANAGER
Bushbuckridge Local Municipality



OBJECTION NO.

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2014 TO 30 JUNE 2018

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

HOLDING/PTN NO.	<input type="text"/>	AGRICULTURAL HOLDING/FARM	<input type="text"/>
FARM NO.	<input type="text"/>	REG. DIV	<input type="text"/>

SECTION 1: OBJECTOR INFORMATION

1.1 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 ()

CELL FAX NO. ()

E-MAIL ADDRESS

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR*
(*AUTHORITY OF MUNICIPALITY MUST BE PROVIDED ON REQUEST)

NAME OF OBJECTOR:

IDENTITY NO. COMPANY OR C.C. REGISTRATION NO.

POSTAL ADDRESS OF OBJECTOR CODE

TELEPHONE NO.: HOME () WORK ()

CELL FAX NO. ()

E-MAIL ADDRESS

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

1.3 REPRESENTATION

NAME OF REPRESENTATIVE:

POSTAL ADDRESS CODE

TELEPHONE NO.: HOME () WORK ()

CELL FAX NO. ()

E-MAIL ADDRESS

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

Form C : Agricultural Holdings and Farms

SECTION 2: PROPERTY DETAILS (SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS (IF AVAILABLE) CODE

EXTENT OF PROPERTY m² (As per Title Deed)

MUNICIPAL ACCOUNT NO. (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY

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 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		SEP LOUNGE	
SEP DINING ROOM		LOUNGE/DINING ROOM		STUDY		PLAYROOM	
FAMILY ROOM		LAUNDRY		OTHER			
OTHER				SIZE	m ²		

3.2 OTHER BUILDINGS - ATTACH AS ANNEXURE A

BUILDING NO.	DESCRIPTION	SIZE m2	CONDITION	IS THE BUILDING FUNCTIONAL

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
GRAZING		ha
UNDER IRRIGATION		ha
DRY LAND		ha
PERMANENT CROPS		ha
OTHER:		ha
OTHER:		ha
OTHER:		ha
TOTAL AS PER TITLE DEED		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

Form C : Agricultural Holdings and Farms

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:

HAVE YOU APPLIED FOR A REZONING OR CONSENT USE? YES NO

IF YES:- DETAILS:

HAS YOUR PROPERTY BEEN EXCISED? YES NO

IF YES:- NEW FARM DESCRIPTION

HAVE YOU PROCLAIMED A TOWNSHIP OR OPENED A TOWNSHIP REGISTER OVER THE PROPERTY? 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 IN
THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?

R

OFFER RECEIVED R

TEL NO.

THE FOLLOWING TRANSACTIONS WERE USED IN DETERMINING THE MARKET VALUE AS REQUESTED BY OBJECTOR (IF INSUFFICIENT SPACE PROVIDE ANNEXURE D)

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

SECTION 5: OBJECTION DETAILS

DESCRIPTION OF THE PROPERTY	VALUATION ROLL PARTICULARS	PARTICULARS REQUESTED BY OBJECTOR
CATEGORY		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

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

Form C : Agricultural Holdings and Farms

SECTION 6: DECLARATION

ATTENTION IS HEREBY DRAWN TO SECTION 42(2) OF THE ACT WHICH STATES THAT IF INFORMATION OR PARTICULARS ARE NOT FULLY PROVIDED HEREIN AND AN APPEAL IS SUBSEQUENTLY LODGED BY AN OBJECTOR AND ADDITIONAL PARTICULARS ARE PROVIDED AT THE HEARING THAT WOULD HAVE INFLUENCED THE MUNICIPAL VALUER IN ARRIVING AT HIS/HER DECISION HEREIN COSTS MAY BE AWARDED BY THE APPEAL BOARD AGAINST THE APPELLANT.

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	

7.1 REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER/
ASSISTANT MUNICIPAL VALUER* _____

SIGNATURE: _____

DATE

YEAR	MONTH	DAY

7.2 OBJECTOR: I ACCEPT THE DECISION OF THE MUNICIPAL VALUER

NAME OF OBJECTOR: _____

SIGNATURE: _____

DATE

YEAR	MONTH	DAY

SECTION 8: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 51(1)(a) NOTICE WHERE APPLICABLE		

* Delete whichever is not applicable