

## KAMIESBERG MUNICIPALITY

LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, ACT 2000 (6 OF 2000)  
GENERAL VALUATION ROLL 2019

### SECTION 78(1) VALUATION REVIEW REQUEST

#### VALUATION REVIEW REQUEST C - AGRICULTURE

OBJECTION NUMBER	Municipal Use	MUNICIPAL DATE STAMP
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A VALUATION REVIEW MAY BE LODGED WITH THE MUNICIPAL MANAGER AGAINST ANY MATTER REFLECTED IN OR OMITTED FROM THE ROLL. A VALUATION REVIEW REQUEST MUST BE IN RELATION TO A SPECIFIC INDIVIDUAL PROPERTY AND NOT AGAINST THE VALUATION ROLL AS SUCH.

**PLEASE NOTE: THE VALUATION REVIEW PROCESS IS LIMITED TO THE MATTERS REFLECTED IN OR OMITTED FROM THE ROLL. ALL RATES AND TAXES ISSUES, MUST BE DIRECTED TO THE MUNICIPALITY AND CAN UNFORTUNATELY NOT BE ADMINISTERED IN TERMS OF THIS PROCESS.**

THIS VALUATION REVIEW REQUEST FORM CONTAINS THE MINIMUM INFORMATION TO BE CAPTURED FOR A VALID REVIEW REQUEST.

<b>SECTION A</b>	<b>REGISTERED PROPERTY DESCRIPTION</b>
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FARM NUMBER		FARM NAME	
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PORTION NUMBER		REGISTRATION DIVISION	
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<b>SECTION B</b>	<b>INFORMATION OF THE REGISTERED OWNER</b>
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NAME		SURNAME	
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ID NUMBER	
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COMPANY / TRUST	
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POSTAL ADDRESS		SUBURB		CODE	
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STREET ADDRESS		CODE	
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EMAIL	
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CONTACT NUMBER (H)		(W)	
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CONTACT NUMBER (C)		FAX	
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<b>SECTION C</b>	<b>INFORMATION OF APPLICANT OR REPRESENTATIVE</b>
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NAME		SURNAME	
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ID NUMBER	
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POSTAL ADDRESS		SUBURB		CODE	
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EMAIL	
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CONTACT NUMBER (W)		CELL	
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IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION MUST BE ATTACHED AS ANNEXURE A

<b>SECTION D</b>	<b>DESCRIPTION OF IMPROVEMENTS</b>
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Complete the extent for each type of building. A neat sketch that clearly shows the layout of the buildings on the property must be attached as, **ANNEXURE B**

BUILDING	TYPE OF BUILDING	EXTENT	CONDITION
1		m <sup>2</sup>	
2		m <sup>2</sup>	
3		m <sup>2</sup>	
4		m <sup>2</sup>	
5		m <sup>2</sup>	
6		m <sup>2</sup>	
7		m <sup>2</sup>	
8		m <sup>2</sup>	
9		m <sup>2</sup>	
10		m <sup>2</sup>	

<b>SECTION E</b>	<b>LAND USE</b>
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Complete the table below, should more space be required, attach as **ANNEXURE C**

LAND USE	EXTENT	WATER RIGHTS	TYPE OF IRRIGATION	CULTIVAR	AGE
GRAZING	Ha	- Ha	-	-	-
PLANTED GRAZING	Ha	- Ha	-	-	-
UNUSABLE LAND	Ha	- Ha	-	-	-
PECAN NUTS	Ha	Ha			
GRAPES	Ha	Ha			
OTHER_1:	Ha	Ha			
OTHER_2:	Ha	Ha			
OTHER_3:	Ha	Ha			
OTHER_4:	Ha	Ha			
OTHER_5:	Ha	Ha			
OTHER_6:	Ha	Ha			
OTHER_7:	Ha	Ha			
<b>TOTAL</b>	<b>Ha</b>	<b>Ha</b>			

NAME OF WATER SCHEME	
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TOTAL LAWFULL WATER ENTITLEMENT	Ha	m <sup>3</sup> PER ANNUM
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ACTUAL WATER WITHDRAWAL	Ha	m <sup>3</sup> PER ANNUM
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A **certified** Water Entitlement Certificate must be attached as **ANNEXURED D**

NUMBER OF BOREHOLES		TOTAL WATER L/HOUR	
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GROUND DAMS		CAPACITY	
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**VALUATION REVIEW REQUEST FORM C - AGRICULTURE**

**REFERENCE NUMBER**

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<b>IRRIGATION DAMS</b>		<b>CAPACITY</b>	
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<b>TOTAL EXTENT OF LAND (REGISTERED)</b>	<b>Ha</b>
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<b>EXTENT OF SERVITUDES</b>	<b>Ha</b>
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Should the extent of the property be under objection, then the following documents must be attached as **ANNEXURE E**. a) LG Diagram and b) Title Deed

<b>SECTION E</b>	<b>PROPERTY CATEGORY</b>
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The Act makes provision that a property category must be awarded to each property. The category must be determined in accordance with the following; a) the use of the property, b) the lawful use of the property or c) a combination of both a) and b). A property used for multiple purposes must, for rates purposes, be assigned to a category determined by the municipality for properties used for; (a) a purpose corresponding with the permitted use of the property, (b) a purpose corresponding with the dominant use of the property or c) a multiple purpose use.

<b>IS THE PROPERTY BEING USED FOR MULTIPLE PURPOSES</b>	<b>YES</b>	<b>NO</b>
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<b>IF (YES), CONFIRM THE DIFFERENT USES</b>	<b>USE 1</b>	
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<b>USE 2</b>		<b>USE 3</b>	
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<b>WHAT IS THE EXTENT FOR EACH USE</b>	<b>USE 1</b>		<b>m<sup>2</sup></b>
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<b>USE 2</b>		<b>m<sup>2</sup></b>	<b>USE 3</b>		<b>m<sup>2</sup></b>
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<b>IS THE PROPERTY, OR A PORTION OF THE PROPERTY BEING USED AS A GAME FARM</b>	<b>YES</b>	<b>NO</b>
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<b>ARE THERE ANY MINING ACTIVITIES ACTIVE OVER THE PROPERTY</b>	<b>YES</b>	<b>NO</b>
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<b>SECTION F</b>	<b>MARKET INFORMATION AND OPEN MARKET VALUE</b>
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For the purposes of a general valuation, a municipality must determine a date that may not be more than 12 months before the start of the financial year in which the valuation roll is to be first implemented. The general valuation must reflect the market value of properties determined in accordance with; (a) market conditions which applied as at the date of valuation; and (b) any other applicable provisions of this Act.

<b>DATE OF VALUATION AS DETERMINED UNDER SECTION 31</b>	<b>01-Jul-18</b>
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property would have realised if sold on the date of valuation in the open market by a willing seller to a willing buyer. Should it be the opinion of the objector that the value of the property as reflected in the valuation roll is incorrect. The objector must provide ample reasons, by means of comparable sales, that proves the opposite. The comparable sale must be a reasonable replacement of the property objected to. It must be reasonable similar to the objected property in terms of, amongst others, extent, shape, land use and other features. It must be confirmed that the sale used for comparison, must conform to the definition of Open Market Value.

**IT IS IMPORTANT TO NOTE, THAT THE VALUATION REVIEW REQUEST MUST BE IN TERMS OF THE INFORMATION PRESENTED OR OMITTED FROM THE VALUATION ROLL, AND IT SHOULD NOT BE AN OBJECTION AGAINST LEVYING OF RATES AND TAXES**

<b>REASON FOR OBJECTION.</b> Should more space be required, attach as <b>ANNEXURE E</b>

Comparable sales must be listed below and be discussed in full

FARM NUMNER	PORTION	REGISTRATION DIVISION	PURCHASE PRICE	PURCHASE DATE
			R	

Sale comparison;

FARM NUMNER	PORTION	REGISTRATION DEVISION	PURCHASE PRICE	PURCHASE DATE
			R	

Sale comparison;

FARM NUMNER	PORTION	REGISTRATION DIVISION	PURCHASE PRICE	PURCHASE DATE
			R	

Sale comparison;

<b>SECTION G</b>	<b>GENERAL VALUATION</b>
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Provide, in the table below, the suggested changes to the General Valuation Roll;

DESCRIPRION	INFORMATION AS REFLECTED IN THE VALUATION ROLL	SUGESTED CHANGES REQUESTED BY THE APPLICANT
FARM NUMBER		
PORTION		
FARM NAME		
REGISTRATION DIVISION		
PROPERTY CATEGORY		
EXTENT OF LAND	m <sup>2</sup>	m <sup>2</sup>
MARKET VALUE	R	R
REGISTERED OWNER		

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<b>SECTION H</b>	<b>DECLARATION</b>
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**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 DOCUMENT, INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTIONS OF THE MUNICIPAL VALUER OR THE APPEAL BOARD**

I / WE

HEREWITH DECLARE THAT THE INFORMATION PROVIDED IN THE OBJECTION IS TRUE AND CORRECT

YEAR	MONTH	DAY

\_\_\_\_\_ SIGNATURE OF APPLICANT

ANNEXURE	ANNEXURE DESCRIPTION	ATTACHED	
		YES	NO
A	REPRESENTATIVE - CERTIFIED DOCUMENT		
B	SCHEMATIC LAYOUT OF IMPROVEMENTS		
C	LAND USE TABLE		
D	CERTIFIED WATER ENTITLEMENT CERTIFICATE		
E	TITLE DEED AND SG DIAGRAM		
F	ADDITIONAL REASONS FOR OBJECTION		

<b>SECTION I</b>	<b>OFFICE USE</b>
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DECISION OF VALUER

DESCRIPTION	DECISION OF VALUER
FARM NUMBER	
PORTION	
FARM NAME	
REGISTRATION DIVISION	
PROPERTY CATEGORY	
EXTENT OF LAND	m <sup>2</sup>
MARKET VALUE	R
REGISTERED OWNER	

<b>REASON FOR DECISION</b>

**VALUATION REVIEW REQUEST FORM C - AGRICULTURE**

**REFERENCE NUMBER**

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<b>DESCRIPTION</b>	<b>COMMENT</b>	<b>DATE</b>
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VALUATION ADJUSTED		
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APPLICANT NOTIFIED		
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OWNER NOTIFIED		
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<b>NAME OF MUNICIPAL VALUER</b>	
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<b>REGISTRATION NUMBER (SACPVP)</b>	
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YEAR	MONTH	DAY

\_\_\_\_\_  
SIGNATURE OF VALUER