

# 2022 GENERAL VALUATION VALUATION QUERY FORM



## AGRICULTURAL HOLDING OR FARM PROPERTY

A REVALUATION APPLICATION FEE IS PAYABLE ACCORDING TO THE MUNICIPAL PROPERTY VALUE SLIDING SCALE:

PROPERTY VALUE	APPLICATION FEE
R0 to R400 000	R442.00
R400 001.00 to R1 000 000	R749.00
R1 000 001 to R2 000 000	R1 122.00
R2 000 001 to R5 000 000	R1 496.00
R5 000 001	R2 245.00

*\*Revaluation fee to be waived for indigent applicants*

*\*Fees are charged in respect of revaluation queries received after the objection period has closed*

### BANKING PROCEDURES:

Bank: ABSA BANK Branch code: 632005 Account Number: 40-7953-3826

REFERENCE: VOTE NO."1002431771" AND "ERF NO."

*The Valuation Office will mail an Acknowledgement of Receipt Letter within three weeks of receipt of a query form. Should you not receive such notification kindly contact the Customer Care Centre on 041-506-5555.*

KINDLY RETURN THE COMPLETED FORM WITH PROOF OF PAYMENT TO:

**THE CITY MANAGER**  
NELSON MANDELA BAY MUNICIPALITY

**HAND DELIVERED:**  
AT A NELSON MANDELA BAY MUNICIPALITY  
CUSTOMER CARE CENTRE

**OR ALTERNATIVELY BY E-MAIL:**  
[customercare@mandelametro.gov.za](mailto:customercare@mandelametro.gov.za)

FARM NO. .... FARM NAME: .....

PORTION NO. .... REGISTRATION DIVISION: .....

Reason for query .....

(Please note with any query reasons should be provided and examples)

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	
E-Mail Address			

### PROPERTY DETAILS:-

Complete: Farm/Holding Name/No. .... Portion/Holding No. ....

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

PHYSICAL ADDRESS  CODE:

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

MUNICIPAL ACCOUNT NO  (If available)

**INDICATE NUMBER OR STATE YES/NO IN APPROPRIATE BOX**

No. of Bedrooms		No. of Bathrooms		Kitchen		Lounge	
Dining Room		Lounge/Dining Room		Study		Playroom	
Television Room		Laundry		Separate Toilet			
Other				Other			
Other				Other			

Swimming Pool		Dwelling		M <sup>2</sup>
Tennis Court		Garage		M <sup>2</sup>
Other		Carpport		M <sup>2</sup>
Other		Other		M <sup>2</sup>

**OTHER BUILDINGS – ATTACH AS ANNEXURE A**

BUILDING NO.	DESCRIPTION	SIZE M2	CONDITION	IS THE BUILDING FUNCTIONAL
--------------	-------------	---------	-----------	----------------------------

IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURE?  
(e.g. Business, mining, eco-tourism, trading in or hunting game)

TICK	
YES	NO

IF YES – DESCRIBE THE USE(S) \_\_\_\_\_

IF NECESSARY PROVIDE ANNEXURE B \_\_\_\_\_

**LAND USE ANALYSIS**

CONDITION OF FENCES		
GOOD	AVERAGE	POOR
AREA GAME FENCED		Ha

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

NUMBER OF BOREHOLES	
OUTPUT LITRES/HOUR	
DAMS	
CAPACITY	

IS THE PROPERTY EXPOSED TO A RIVER?			
YES		NO	

**SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVED)**

ANNEXURE D)

HOLDING/PORZION NO.	AGRICULTURAL HOLDING/FARM	DATE OF SALE	SELLING PRICE

Query Details	Particulars as reflected in the Valuation Roll	Changes Requested
Description of the Property No.		
Extent		
Market Value		
Category		
Name Of Owner		

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS QUERY (ANNEXURES CAN BE PROVIDED)

---



---



---



---

I, FULL NAME: .....

SIGNATURE: ..... DATE: .....

HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT TO OUR/MY KNOWLEDGE

OFFICIAL USE ONLY

CHECKED BY	SIGNATURE	DATE	NAME OF RESPONSIBLE OFFICIAL
VALUATIONS OFFICE			
VALUER			

Complete: Farm/Holding Name/No. .... Portion/Holding No. ....

PLEASE COMPLETE THE BOTTOM OF EACH PAGE