

FORM C: OBJECTION FORM – AGRICULTURAL HOLDINGS OR FARMS

THE MUNICIPAL MANAGER

FOR OFFICIAL USE ONLY

Objection no

MUNICIPALITY

GENERAL VALUATION	PERIOD FROM TO (<i>Financial year</i>)	1 July	2014	TO	30 June	2015

LODGING AN OBJECTION AGAINST A MATTERS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL / SUPPLEMENTARY VALUATION ROLL:

DESCRIPTION OF PROPERTY AGAINST WHICH AN OBJECTION IS MADE: (COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO).

Farm / Holding name	Farm / Holding no	Portion no	Registration division

1. SECTION 1: OBJECTOR INFORMATION:

1.1 OBJECTOR IS THE OWNER:

Registered owner of property					
Identity number			Company or CC number		
Physical address of owner					Code
Postal address of owner					Code
Telephone		Fax		Cell	
E-mail address					

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR:

Name of objector					
Identity number			Company or CC number		
Postal address of objector					Code
Telephone		Fax		Cell	
E-mail address					
Status of objector (E.g. tenant, pending purchaser, Municipality, etc.)					

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR:

Name of representative					
Identity number			Company or CC number		
Postal address of representative					Code
Telephone		Fax		Cell	
E-mail address					
Status of representative (E.g. tenant, pending purchaser, Municipality, etc.)					

IF A REPRESENTATIVE IS APPOINTED PROOF OF AUTHORISATION MUST BE ATTACHED

NOTE – All data fields on the form must be completed in full and omitted data may invalidate your appeal For fields that do not apply to your circumstances then to reflect as Not Applicable (N/A). The onus is on the appellant to confirm that your appeal has been received by the Municipality within the prescribed appeal period for validation, and late appeals received after the close of the appeal period, WILL not be accepted

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SECTION 2: PROPERTY DETAILS:

Physical address				Code	
Property extent		m ²	Municipal account no <i>(If available)</i>		
Name of bondholder <i>(if available)</i>			Registered bond amount <i>(If available)</i>		

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROADS PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (IF AVAILABLE):

Servitude no					Affected area					m ²
In favour of										
For what purpose										
Was compensation paid	Yes		No		If yes: Date		Amount	R		

SECTION 3: DESCRIPTION OF BUILDINGS *(Indicate number or state yes / no in appropriate box)*

3.1 MAIN DWELLING

No of bedrooms		Lounge/dining		No of bathrooms		Separate toilet				Flat/s	
Dining room		Study		Kitchen		Playroom				Bedrooms	
Lounge		Television room		Laundry						Lounge	
Garage		Pool		Other						Dining room	
Other				Other						Kitchen	
Other				Other							

Extent of main building		m ²	Condition of main building	
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3.2 OTHER OUTBUILDINGS *(ATTACH ANNEXURE IF NECESSARY):*

Building no	Description	Size m ²	Condition	Is the building functional

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3.3 IS ANY PORTION OF THE PROPERTY USED FOR ANY PURPOSE OTHER THAN AGRICULTURE?

Tick		If yes – Describe the uses	
Yes			
No			

3.4 LAND USE ANALYSIS:

Component	Land use	Irrigation type	Carrying capacity Yield	Additional information
Non agricultural use – refer 3.3				
Under irrigation				
Permanent crops				
Dry lands				
Grazing				

WATER SUPPLY		
Item	Amount	Capacity
Water right		
Boreholes		
Dams		
Municipal		
River exposure		
Yes		
No		
River name		

FENCING	
Type	
Good	
Average	
Poor	
Type	
Good	
Average	
Poor	
Area game fenced	Ha

3.5 OTHER:

Is your property effected by a land claim				Yes		No	
	If yes	Date of claim		Gazette no			
Provide details							

Have you applied for rezoning or consent use? Consent use e.g. Guest houses, business, etc.				Yes		No	
If yes:- Provide details							

Are there any unregistered portions taken up by Provincial or National roads.				Yes		No	
If yes:- Provide details & extents							

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Is the property used as a game farm?		Yes		No	
If yes:- Provide details					

SECTION 4: MARKET INFORMATION:

If your property is currently on market

What is the asking price	R	
Offer received	R	

If your property has been on the market the last 3 years

What was the asking price	R	
Offer received	R	

Name of estate agency	Name of estate agent	Telephone number

SALES TRANSACTIONS OF PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET OF THE SUBJECT PROPERTY OBJECTED TO:

Farm/Holding name	Farm/Holding no	Portion	Date of sale	Sale price	
				R	
				R	
				R	

SECTION 5: OBJECTION DETAILS:

Item	Particulars as reflected in valuation roll	Changes requested by objector
Erf number		
Extent		
Category		
Physical address		
Market value		
Name of owner		

ADVERSE FEATURES AND / OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURES 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 ANY ORDER AS TO COST 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.

Year		Month		Day	
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I / WE.....HEREBY DECLARE THAT THE INFORMATION AND
PARTICULARS SUPPLIED ARE TRUE AND CORRECT

.....
SIGNATURE

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OFFICIAL USE SECTION:

SECTION 7: DECISION OF THE APPEAL BOARD:

Description of property	
Extent	
Category	
Physical address	
Market value	
Name of owner	

REASONS OF THE MUNICIPAL VALUER:

**NAME OF CHAIR PERSON
OF APPEAL BOARD**

.....
NAME

.....
DATE

.....
SIGNATURE

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