

#### **ANNEXURE 4**

**The format below contains minimum information to be captured for lodging an objection(s) regarding matters pertaining to a specific property in the valuation roll or supplementary valuation roll of a municipality**

**FORM C: AGRICULTURAL HOLDINGS OR FARMS**

OBJECTION NO.

**THE MUNICIPAL MANAGER**

..... Municipality

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY VALUATION ROLL\* FOR THE PERIOD 1 JULY ..... TO 30 JUNE .....**

*\*Delete whichever is not applicable*

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE

(COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

HOLDING/PORTRION 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**

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 AUTHORISED REPRESENTATIVE OF THE OBJECTOR**

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

PLEASE COMPLETE THE BOTOM OF EACH PAGE

**FORM C: AGRICULTURAL HOLDINGS OR FARMS**

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

PHYSICAL ADDRESS (IF AVAILABLE)  CODE

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

MUNICIPAL ACCOUNT NO.  (If available)

NAME OF BOND HOLDER	REGISTERED AMOUNT OF BOND	(If applicable)
<input type="text"/>	<input type="text"/>	

PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS AGAINST THE PROPERTY (If applicable)

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

WAS COMPENSATION PAID IF YES:- 

YES	NO
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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	<input type="text"/>	NO. OF BATHROOMS	<input type="text"/>	KITCHEN	<input type="text"/>	LOUNGE	<input type="text"/>
DINING ROOM	<input type="text"/>	LOUNGE WITH DINING ROOM	<input type="text"/>	STUDY	<input type="text"/>	PLAYROOM	<input type="text"/>
TELEVISION ROOM	<input type="text"/>	LAUNDRY	<input type="text"/>	SEPARATE TOILET	<input type="text"/>		
OTHER	<input type="text"/>			SIZE OF MAIN DWELLING	<input type="text"/> m <sup>2</sup>		

**3.2 OTHER BUILDINGS - ATTACH AS ANNEXURE A**

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

**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) _____
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**IF NECESSARY PROVIDE ANNEXURE B**

**3.4 LAND USE ANALYSIS:**

NON AGRICULTURAL (REFER TO 3.3)	<input type="text"/> ha
GRAZING	<input type="text"/> ha
UNDER IRRIGATION	<input type="text"/> ha
DRY LAND	<input type="text"/> ha
PERMANENT CROPS	<input type="text"/> ha
OTHER: .....	<input type="text"/> ha
OTHER: .....	<input type="text"/> ha
OTHER: .....	<input type="text"/> ha
TOTAL	<input type="text"/> ha

CONDITION OF FENCES		
GOOD	AVERAGE	POOR
<input type="text"/>	<input type="text"/>	<input type="text"/>

AREA GAME FENCED  ha

NUMBER OF BOREHOLES	<input type="text"/>
OUTPUT LITRES/HOUR	<input type="text"/>

DAMS	<input type="text"/>
CAPACITY	<input type="text"/>

IS THE PROPERTY EXPOSED TO A RIVER?	
YES	NO
<input type="text"/>	<input type="text"/>

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

PLEASE COMPLETE THE BOTOM OF EACH PAGE

**FORM C: AGRICULTURAL HOLDINGS OR 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

CONSENT USE e.g as guest houses, business etc.

IF YES:- DETAILS:

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED  YES  NO

IF YES:- NEW FARM DESCRIPTION

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?  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
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**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.

**SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO (IF INSUFFICIENT SPACE PROVIDE ANNEXURE D)**

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

**SECTION 5: OBJECTION DETAILS**

DESCRIPTION OF THE PROPERTY	PARTICULARS AS REFLECTED IN VALUATION ROLL	CHANGES 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)

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

PLEASE COMPLETE THE BOTOM OF EACH PAGE

**FORM C: AGRICULTURAL HOLDINGS OR FARMS  
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 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 DOCUMENTS INFORMATION OR PARTICULARS HAS PLACED AN UNNECESSARY BURDEN ON THE FUNCTION OF THE MUNICIPAL VALUER OR THE APPEAL BOARD.

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	

**REASONS OF THE MUNICIPAL VALUER**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NAME OF MUNICIPAL VALUER/  
ASSISTANT MUNICIPAL VALUER\*  
*\* Delete whichever is not applicable*  
SIGNATURE: 


DATE 

YEAR	MONTH	DAY

**SECTION 8: NOTIFICATION OF OUTCOME**

	SIGNATURE	DATE
VALUATION ROLL ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52(1)(a) WHERE APPLICABLE		

Complete: Portion/Holding No. .... Farm/Holding. ....  
PLEASE COMPLETE THE BOTOM OF EACH PAGE