

# OBJECTION FORM C : AGRICULTURAL HOLDINGS OR FARMS

## GENERAL VALUATION 2014

The Municipal Valuer :  
Dr JS Moroka Local Municipality

Objection No.

LOGGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO A SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE GENERAL VALUATION ROLL FOR THE PERIOD **1 July 2014 – 30 June 2018**

\*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 style="width: 90%;" type="text"/>	AGRICULTURAL HOLDING / FARM NAME	<input style="width: 98%;" type="text"/>
FARM NO	<input style="width: 90%;" type="text"/>	REGISTRATION DIVISION	<input style="width: 98%;" type="text"/>

### SECTION 1: OBJECTOR INFORMATION

#### 1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY			
IDENTITY NO.	<input style="width: 90%;" type="text"/>	COMPANY OR CC REGISTRATION NO	<input style="width: 90%;" type="text"/>
PHYSICAL ADDRESS OF OWNER	<input style="width: 98%;" type="text"/>		CODE <input style="width: 20px;" type="text"/>
POSTAL ADDRESS OF OWNER	<input style="width: 98%;" type="text"/>		CODE <input style="width: 20px;" type="text"/>
TELEPHONE NO	HOME	( <input style="width: 40px;" type="text"/> )	WORK ( <input style="width: 40px;" type="text"/> )
	CELL	<input style="width: 40px;" type="text"/>	FAX ( <input style="width: 40px;" type="text"/> )
E-MAIL ADDRESS	<input style="width: 98%;" type="text"/>		

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

NAME OF OBJECTOR			
IDENTITY NO.	<input style="width: 90%;" type="text"/>	COMPANY OR CC REGISTRATION NO	<input style="width: 90%;" type="text"/>
POSTAL ADDRESS OF OBJECTOR	<input style="width: 98%;" type="text"/>		CODE <input style="width: 20px;" type="text"/>
TELEPHONE NO	HOME	( <input style="width: 40px;" type="text"/> )	WORK ( <input style="width: 40px;" type="text"/> )
	CELL	<input style="width: 40px;" type="text"/>	FAX ( <input style="width: 40px;" type="text"/> )
E-MAIL ADDRESS	<input style="width: 98%;" type="text"/>		
STATUS OF OBJECTOR e.g. Tenant, Pending Purchaser, Municipality			

#### 1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE			
IDENTITY NO.	<input style="width: 90%;" type="text"/>	COMPANY OR CC REGISTRATION NO	<input style="width: 90%;" type="text"/>
POSTAL ADDRESS OF REPRESENTATIVE	<input style="width: 98%;" type="text"/>		CODE <input style="width: 20px;" type="text"/>
TELEPHONE NO	HOME	( <input style="width: 40px;" type="text"/> )	WORK ( <input style="width: 40px;" type="text"/> )
	CELL	<input style="width: 40px;" type="text"/>	FAX ( <input style="width: 40px;" type="text"/> )
E-MAIL ADDRESS	<input style="width: 98%;" type="text"/>		

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

Complete: Portion/Holding No ..... Farms/Holding .....

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

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## SECTION 2: PROPERTY DETAILS

PHYSICAL ADDRESS  CODE

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

MUNICIPAL ACCOUNT NO  (If available)

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

(If available)

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

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

WAS COMPENSATION PAID	YES	NO
<input type="text"/>	<input type="text"/>	<input type="text"/>

IF YES: DATE OF PAYMENT	AMOUNT	R
<input type="text"/>	<input type="text"/>	<input type="text"/>

## SECTION 3: DESCRIPTION OF RESIDENTIAL DWELLING (FOR SECTIONAL TITLE COMPLETE SECTION 4) (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 ( M <sup>2</sup> )	<input type="text"/>		

### 3.2 OTHER BUILDINGS – ATTACH AS ANNEXURE A

BUILDING NO.	DESCRIPTION	SIZE M2	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 AGRICULTURE? (e.g. Business, mining, eco-tourism, trading in or hunting game)

TICK		IF YES – DESCRIBE THE USE(S) _____ IF NECESSARY PROVIDE ANNEXURE B _____
YES	NO	
<input type="text"/>	<input type="text"/>	

### 3.4 LAND USE ANALYSIS

CONDITION OF FENCES		
GOOD	AVERAGE	POOR
<input type="text"/>	<input type="text"/>	<input type="text"/>
AREA GAME FENCED	Ha <input type="text"/>	

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

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

Complete: Portion/Holding No ..... Farms/Holding .....

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**3.5 OTHER:**

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM?	YES		NO	
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IF YES:-	DATE OF CLAIM	
	GAZETTE NO.	

DO YOU HAVE WATER RIGHTS?	YES		NO	
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IF YES:- PROVIDE DETAILS \_\_\_\_\_

HAVE YOU APPLIED FOR REZONING OR CONSENT USE? CONSENT USE e.g. guest houses, business etc.	YES		NO	
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IF YES:- PROVIDE DETAILS \_\_\_\_\_

HAS YOUR AGRICULTURAL HOLDINGS PROPERTY BEEN EXCISED?	YES		NO	
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IF YES:- FULL DETAILS \_\_\_\_\_

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?	YES		NO	
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IF YES:- NEW FARM  
DESCRIPTION: 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

IF YOUR PROPERTY HAS BEEN ON THE MARKET THE LAST 3 YEARS

WHAT IS THE ASKING PRICE?	R	WHAT WAS THE ASKING PRICE?	R
OFFER RECEIVED	R	OFFER RECEIVED	R
NAME OF AGENT		TEL NO	( )

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

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

**SECTION 5: OBJECTION DETAILS**

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY/ UNIT NO.		
CATEGORY		
PHYSICAL ADDRESS/DOOR NO / FLAT NO.		
EXTENT		
MARKET VALUE		
NAME OF OWNER		

Complete: Portion/Holding No ..... Farms/Holding .....

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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 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 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.....HEREBY DECLARE THAT THE INFORMATION AND PARTICULARS SUPPLIED ARE TRUE AND CORRECT.

YEAR	MONTH	DAY

\_\_\_\_\_  
SIGNATURE

Complete: Portion/Holding No ..... Farms/Holding .....

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