

FORM C: AGRICULTURAL HOLDINGS OR FARMS
THE MUNICIPAL MANAGER TSWELOPELE LOCAL MUNICIPALITY

OBJECTION NO:

LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2022 TO 30 JUNE 2027

Holding / Portion No: Agricultural / Holding / Farm:
Farm No: Reg. Div:

SECTION 1.1: OBJECTOR INFORMATION

Registered Owner of Property:
Identity No: Company or C.C.Registration:
Physical Address of Owner: Code:
Postal Address of Owner: Code:
Telephone No: (Home) Telephone No: (Work)
Cell No: Fax No:
E-mail Address:

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

Name of Objector:
Identity No: Company or C.C.Registration:
Postal Address of Objector: Code:
Telephone No: (Home) Telephone No: (Work)
Cell No: Fax No:
E-mail Address:

STATUS OF OBJECTOR (e.g. Tenant, Pending Purchaser, Municipality, etc.)

SECTION 1.3: AUTHORISED REPRESENTATIVE OF THE OBJECTOR

Name of Objector:
Identity No: Company or C.C.Registration:
Postal Address of Objector: Code:
Telephone No: (Home) Telephone No: (Work)
Cell No: Fax No:
E-mail Address:

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

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

Physical Address: Code:

Extent of Property (m²):

Municipal Account Number:

Name of Bond Holder: Registered Amount of Bond:

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

Servitude No: Affected Area (m²):

In Favour Of:

For What Purpose:

Was Compensation Paid: **YES / NO**

If Yes, Date of Payment: Amount:

SECTION 3: DESCRIPTION OF BUILDINGS

3.1 MAIN DWELLING ON FARM / HOLDING: (Indicate number or state Yes / No in appropriate box)

No of Bedrooms: No of Bathrooms: Kitchen: Separate Toilet:

Dining Room: Lounge with Dining Room: Lounge:

Television Room: Laundry: Study: Playroom:

Other: Other:

Other: Size of main dwelling (m²):

3.2 OTHER BUILDINGS

Building No: Description: Size (m²): Functional:

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):

If necessary provide Annexure B

3.4 LAND USE ANALYSIS:

Non Agricultural (Refer to 3.3) (ha)	<input type="text"/>	Conditions of Fences:	<input type="radio"/> Good <input type="radio"/> Average <input type="radio"/> Poor
Grazing (ha):	<input type="text"/>	Area Game Fenced:	<input type="text"/>
Under Irrigation (ha):	<input type="text"/>	No of Borehole(s):	<input type="text"/> Output Litres / hour: <input type="text"/>
Dry Land (ha):	<input type="text"/>	No of Dam(s):	<input type="text"/> Capacity: <input type="text"/>
Permanent Crops (ha):	<input type="text"/>	Is the Property exposed to a river?	<input type="radio"/> Yes <input type="radio"/> No
Other (ha):	<input type="text"/>		
TOTAL (ha)	<input type="text"/>		

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3.4 OTHER:

 Is your Property affected by a land claim? Yes No

 If Yes, Date of Claim: Gazette Number:

 Do you have water rights? Yes No

 If Yes, Details:

 Have you applied for a rezoning or consent use? Yes No (e.g. *Guest House, business etc*)

 If Yes, Full Details:

 Has your agricultural holdings property been excised? Yes No

 If Yes, Full Details:

 Has the township been applied for or Proclaimed? Yes No

 If Yes, Full Details:
TENANT AND RENT INFORMATION - ANNEXURE C

 Name of Tenant: Extent (m²):

 Rental: (Exc VAT) Escalation: Other Contribution:

 Term of Lease: Start Date:
SECTION 4: MARKET INFORMATION

 Is your property is currently on the market YES / NO Was your property on the market in the last 3 years:

 Asking Price: (R) 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

Holding / Portion 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		

 Holding / Portion No: Agricultural / Holding / Farm:

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 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.

DATE: SIGNATURE: _____

OFFICIAL USE SECTION 7: DECISION OF THE MUNICIPAL VALUER

Description of the Property / Unit No	<input type="text"/>
Category	<input type="text"/>
Physical Address / Door No / Flat	<input type="text"/>
Extent	<input type="text"/>
Market Value	<input type="text"/>
Name of Owner	<input type="text"/>

REASON OF THE MUNICIPAL VALUER

Name of Municipal Valuer / Assistant Municipal Valuer*

**Delete whichever is not Applicable*

DATE: SIGNATURE: _____

SECTION 8: NOTIFICATION OF OUTCOME

	SIGNATURE	DATE
VALUATION ADJUSTED		
OBJECTOR NOTIFIED		
OWNER NOTIFIED		
SECTION 52 (1) a (Where applicable)		

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