

FORM C: AGRICULTURAL HOLDINGS OR FARMS

UMFOLOZI MUNICIPALITY



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Office of the Chief Financial Officer

THE MUNICIPAL MANAGER

OBJECTION NO. \_\_\_\_\_

UMFOLOZI MUNICIPALITY LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2010 TO 30 JUNE 2017

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE (COMPLETE A SEPARATE FORM FOR EACH ENTRY OBJECTED TO)

HOLDING/PORCION NO. \_\_\_\_\_ AGRICULTURAL HOLDING/FARM \_\_\_\_\_

SECTION 1: OBJECTOR INFORMATION

FARM NO. \_\_\_\_\_ REG DIV. \_\_\_\_\_

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 NO. \_\_\_\_\_ 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 NO. \_\_\_\_\_ 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.: ( )

Complete/Portion/Holding No. \_\_\_\_\_ Farm/Holding \_\_\_\_\_

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E-MAIL ADDRESS: \_\_\_\_\_

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

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

SERVITUDE NO. \_\_\_\_\_ AFFECTED AREA \_\_\_\_\_ m<sup>2</sup>

IN FAVOUR OF \_\_\_\_\_

FOR WHAT PURPOSE: \_\_\_\_\_

WAS COMPENSATION PAID YES \_\_\_\_\_ NO \_\_\_\_\_

IF YES: DATE OF PAYMENT \_\_\_\_\_ AMOUNT R \_\_\_\_\_

## SECTION 3: DESCRIPTION OF BUILDINGS AND LAND USE

3.1. MAIN DWELLING ON FARM/HOLDING  
(INDICATE NUMBER OF STATE YES/NO IN APPROPRIATE BOX)

NO. OF BEDROOMS \_\_\_\_\_ NO. OF BATHROOMS \_\_\_\_\_ KITCHEN \_\_\_\_\_ LOUNGE \_\_\_\_\_

DINING ROOM \_\_\_\_\_ LOUNGE WITH DINING ROOM \_\_\_\_\_ STUDY \_\_\_\_\_ PLAYROOM \_\_\_\_\_

TELEVISION ROOM \_\_\_\_\_ LAUNDRY \_\_\_\_\_ SEPARATE TOILET \_\_\_\_\_

OTHER \_\_\_\_\_ SIZE OF MAIN DWELLING \_\_\_\_\_ m<sup>2</sup>

3.2. OTHER BUILDINGS – ATTACH AS ANNEXURE A

BUILDING NO. \_\_\_\_\_ DESCRIPTION \_\_\_\_\_ SIZE m<sup>2</sup> \_\_\_\_\_ IS THE BUILDING 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

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3.4. LAND USE ANALYSIS:

NON AGRICULTURAL (REFER TO 3.3.) _____ ha	CONDITION OF FENCES GOOD _____ AVERAGE _____ POOR _____
GRAZING _____ ha	_____
UNDER IRRIGATION _____ ha	AREA GAME FENCED _____ ha
DRY LAND _____ ha	NUMBER OF BOREHOLES _____
PERMANENT CROPS _____ ha	OUTPUT _____ LITRES/HOUR
OTHER _____ ha	
OTHER _____ ha	DAMS _____
OTHER _____ ha	CAPACITY _____
TOTAL _____ ha	IS THE PROPERTY EXPOSED TO A RIVER? YES _____ NO _____

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 US e.g. as guest house, business etc.  
IF YES: DETAILS \_\_\_\_\_

HAS YOUR AGRICULTURAL HOLDINGS YES \_\_\_\_\_ NO \_\_\_\_\_  
PROPERTY BEEN EXCISED  
IF YES: NEW FARM DESCRIPTION \_\_\_\_\_

HAS THE TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?  
IF YES: FULL DETAILS YES \_\_\_\_\_ NO \_\_\_\_\_

TENANT AND RENT INFORMATION – ANNEXURE C

NAME OF TENANT	SIZE	RENTAL (EXCL VAT)	ESCALATION	OTHER CONTRIBUTIONS	TERM OF LEASE
_____	_____	_____	_____	_____	_____
START DATE	USE	_____	_____	_____	_____

**SECTION 4: MARKET INFORMATION**

IF YOUR PROPERTY IS CURRENTLY ON THE MARKET  
WHAT IS THE ASKING PRICE?

R \_\_\_\_\_

OFFER RECEIVED:

R \_\_\_\_\_

IF YOUR PROPERTY HAS BEEN ON THE MARKET IN  
THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?

R \_\_\_\_\_

OFFER RECEIVED

R \_\_\_\_\_

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NAME OF AGENT: \_\_\_\_\_ TEL. NO. \_\_\_\_\_  
SALE TRANSACTIONS USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF THE PROPERTY OBJECTED TO  
(IF INSUFFICIENT SPACE PROVIDED ANNEXURE D)

HOLDING/PORITION 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)

## SECTION 6: DECLARATION

ATTENTION IS 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 ARE TRUE AND CORRECT.

DATE YEAR MONTH DAY SIGNATURE: \_\_\_\_\_

## OFFICIAL USE

### SECTION 7: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF PROPERTY \_\_\_\_\_  
CATEGORY \_\_\_\_\_  
PHYSICAL ADDRESS \_\_\_\_\_  
MARKET VALUE \_\_\_\_\_  
NAME OF OWNER \_\_\_\_\_

REASONS OF THE MUNICIPAL VALUER

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

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NAME OF MUNICIPAL VALUER/  
ASSISTANT MUNICIPAL VALUER\* \_\_\_\_\_ YEAR \_\_\_\_\_ MONTH \_\_\_\_\_ DAY \_\_\_\_\_  
*\*Delete whichever is not applicable* \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

**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 \_\_\_\_\_