**FORM C: AGRICULTURAL HOLDINGS OR FARMS**

**Page 1**

|  |  |
| --- | --- |
| OBJECTION NO: |  |

**THE MUNICIPAL MANAGER**

**MANGAUNG METROPOLITAN MUNICIPALITY**

**LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN / OR OMITTED FROM THE SEVENTH SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD JUNE 2014 TO AUGUST 2014**

DESCRIPTION OF PROPERTY IN RESPECT OF WHICH THE OBJECTION IS MADE:

(Complete a separate form for each entry objected to)

|  |  |
| --- | --- |
| Property Identity Number |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Holding / Portion No |  | Agricultural  Holding / Farm |  |

|  |  |
| --- | --- |
| Farm No | Reg. Div |

## SECTION 1: OBJECTOR INFORMATION

* 1. **OBJECTOR IS THE OWNER**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Registered Owner of Property: | |  | | |
| Identity No: |  | | Company or C.C.  Registration |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Physical Address of Owner |  | Code |  |
| Postal Address of Owner |  | Code |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Telephone No:  Home | ( ) | Work | ( ) |
| Cell No: |  | Fax No: | ( ) |

|  |  |
| --- | --- |
| E-mail Address |  |

* 1. **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 | ( ) | | Work | ( ) |
| Cell No: |  | | Fax No: | ( ) |
| E-mail Address | |  | | |

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

|  |
| --- |
|  |

* 1. **AUTHORIZED REPRESENTATIVE OF THE OBJECTOR**

|  |  |
| --- | --- |
| Name of Representative |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Postal Address |  | | | Code | |  |
| Telephone No:  Home | ( ) | | Work | | ( ) | |
| Cell No: |  | | Fax No: | | ( ) | |
| E-mail Address | |  | | | | |

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

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

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

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

|  |  |  |  |
| --- | --- | --- | --- |
| Physical Address  (if available) |  | Code |  |

|  |  |  |
| --- | --- | --- |
| Extent of Property |  | m² |

|  |  |  |
| --- | --- | --- |
| Municipal Account Number |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 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 | m² |
| In Favour Of |  | | |
| For What Purpose |  | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Was Compensation Paid: | Yes | No |  | | |
|  |  |
| If Yes, 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 |  | No of Bathrooms |  | Kitchen |  | Lounge |  |
| Dining Room |  | Lounge with Dining Room |  | Study |  | Playroom |  |
| Television Room |  | Laundry |  | Separate Toilet |  |  |  |
| Other |  | | | Other | Size of main dwelling M² | | |
| Other |  | | | Other |  | | |

**3.2 OTHER BUILDINGS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **BUILDING NO** | **DESCRIPTION** | **SIZE m²** | **CONDITION** | **IS THE BUILDING FUNCTIONAL** |

* 1. **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 |  |

* 1. LAND USE ANALYSIS:

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Non Agricultural (Refer to 3.3) | ha |  | Conditions of Fences | | | Good | | Average | | | Poor | |
| Grazing | ha |  |  | |  | | |  | |
| Under Irrigation | ha |  | Area Game Fenced | | | | | | ha | | | |
| Dry Land | ha |  | No of Borehole(s) | |  | | Output Liters / hour | | | | |  |
| Permanent Crops | ha |  | No of Dam(s) | |  | | Capacity | | | | |  |
| Other | ha |  | Is the Property exposed to a river? | | | | | | | | | |
| Other | ha |  | Yes |  | | | No | | |  | | |
| Other | ha |  |  | | | |  | | | | | |
| TOTAL | ha |  |  | | | |  | | | | | |

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

**PLEASE COMPLETE THE BOTTOM OF EACH PAGE**

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* 1. **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? (e.g. Guest House, business etc)** | **Yes** |  | **No** |  | **If Yes, 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** | **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? |  | If your property has been on the market in the last 3 years what was the asking price? |
| R |  | R |
| Offer Received: |  | Offer Received; |
| R |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Name of Agent: |  |  | Tel No: |  |

Sale Transactions used by the objector in determining the market value of property objected to

(If insufficient space provide Annexure D)

|  |  |  |  |
| --- | --- | --- | --- |
| **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 |  |  |
| **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 BOTTOM OF EACH PAGE**

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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 SO HAVE PROVIDED ANY SUCH DOCUMENT, 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.**

**SIGNED ON THE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. SIGNATURE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**OFFICIAL USE**

**SECTION 7: DECISION OF THE MUNICIPAL VALUER**

|  |  |
| --- | --- |
| Description of the Property / Unit No |  |
| **Category** |  |
| **Physical Address / Door No / Flat No** |  |
| **Extent** |  |
| **Market Value** |  |
| **Name of Owner** |  |

**REASONS OF THE MUNICIPAL VALUER:**

**Name of Municipal Valuer /**

**Assistant Municipal Valuer\* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

***\*****Delete whichever is not applicable*

**SIGNATURE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**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 BOTTOM OF EACH PAGE**