

FORM C: AGRICULTURAL HOLDINGS OR FARMS

Objection No



THE MUNICIPAL MANAGER
NONGOMA MUNICIPALITY

LODGING OF AN OBJECTION AGAINST THE DECISION OF THE MUNICIPAL VALUER REGARDING MATTERS PERTAINING TO SPECIFIC PROPERTY AS REFLECTED IN OR OMITTED FROM THE VALUATION ROLL/SUPPLEMENTARY* VALUATION ROLL FOR THE PERIOD
01 July 2019 to 30 June 2023

*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)

PORTION NO	<input type="text"/>	FARM NAME	<input type="text"/>
FARM NO	<input type="text"/>	REGISTRATION DIVISION	<input type="text"/>

SECTION 1: OBJECTOR INFORMATION

1.1 OBJECTOR IS THE OWNER

REGISTERED OWNER OF PROPERTY	<input type="text"/>		
IDENTITY NO.	<input type="text"/>	COMPANY OR CC REGISTRATION NO	<input type="text"/>
PHYSICAL ADDRESS OF OWNER	<input type="text"/>		CODE <input type="text"/>
POSTAL ADDRESS OF OWNER	<input type="text"/>		CODE <input type="text"/>
TELEPHONE NO	HOME <input type="text"/>	WORK <input type="text"/>	<input type="text"/>
	CELL <input type="text"/>	FAX <input type="text"/>	<input type="text"/>
E-MAIL ADDRESS	<input type="text"/>		

1.1 OBJECTOR IS NOT THE OWNER OR THE MUNICIPALITY IS THE OBJECTOR

NAME OF OBJECTOR	<input type="text"/>		
IDENTITY NO.	<input type="text"/>	COMPANY OR CC REGISTRATION NO	<input type="text"/>
POSTAL ADDRESS OF OWNER	<input type="text"/>		CODE <input type="text"/>
TELEPHONE NO	HOME <input type="text"/>	WORK <input type="text"/>	<input type="text"/>
	CELL <input type="text"/>	FAX <input type="text"/>	<input type="text"/>
E-MAIL ADDRESS	<input type="text"/>		
STATUS OF OBJECTOR e.g Tenant, Pending Purchaser, Municipality	<input type="text"/>		

1.1 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE	<input type="text"/>		
IDENTITY NO.	<input type="text"/>	COMPANY OR CC REGISTRATION NO	<input type="text"/>
POSTAL ADDRESS OF REPRESENTATIVE	<input type="text"/>		CODE <input type="text"/>
TELEPHONE NO	HOME <input type="text"/>	WORK <input type="text"/>	<input type="text"/>
	CELL <input type="text"/>	FAX <input type="text"/>	<input type="text"/>
E-MAIL ADDRESS	<input type="text"/>		

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



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

PHYSICAL ADDRESS CODE

EXTENT OF PROPERTY M2

MUNICIPAL ACCOUNT NO (if available)

NAME OF BONDHOLDER	REGISTERED AMOUNT OF BOND
<input type="text"/>	<input type="text"/> (if available)

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

SERVITUDE NO	AFFECTED AREA
<input type="text"/>	<input type="text"/> M2
IN FAVOUR OF	<input type="text"/>
FOR WHAT PURPOSE	<input type="text"/>

WAS COMPENSATION PAID	Yes	No	AMOUNT
IF YES: DATE OF PAYMENT	<input type="text"/>	<input type="text"/>	<input type="text"/> R

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"/>		<input type="text"/>
OTHER	<input type="text"/>			SIXE OF MAIN DWELLING (M2)	<input type="text"/>		

3.2 OTHER BUILDINGS - ATTACH AS ANNEXURE A IF NECESSARY

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"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<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	
YES	NO
<input type="checkbox"/>	<input type="checkbox"/>

IF YES - DESCRIBE THE USE (S) _____

IF NECESSARY PROVIDE ANNEXURE B

3.4 LAND USE ANALYSIS

NON AGRICULTURAL (REFER YO 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		<input type="text"/> ha

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

	YES	NO
IS PROPERTY EXPOSED TO RIVER?	<input type="checkbox"/>	<input type="checkbox"/>



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 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, PROVIDE DETAILS

HAS A TOWNSHIP BEEN APPLIED FOR OR PROCLAIMED?	YES		NO	
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IF YES, NEW FARM DESCRIPTION

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?	
OFFER RECEIVED	
NAME OF AGENT	
TEL NO	

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

ASKING PRICE?	
OFFER RECEIVED	

SALE TRANSACTIONS (OF OTHER PROPERTIES IN THE VICINITY) USED BY THE OBJECTOR IN DETERMINING THE MARKET VALUE OF PROPERTY OBJECTED TO

ERF/UNIT NO	SUBURB/SCHEME NAME	DATE OF SALE	SELLING PRICE

SECTION 6: OBJECTION DETAILS

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

ADVERSE FEATURES AND/OR FURTHER REASONS IN SUPPORT OF THIS OBJECTION (ANNEXURES CAN BE PROVIDED)

SECTION 7: 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

OFFICIAL USE

DECISION OF THE MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY UNIT NO	
CATEGORY	
PHYSICAL ADDRESS/FLAT NO./DOOR NO	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER/ ASSISTANT MUNICIPAL VALUER	
SIGNATURE	

SECTION 9: NOTIFICATION OF OUTCOME

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

DATE

YEAR	MONTH	DAY