

FORM C: AGRICULTURAL HOLDINGS OR FARMS

UMDONI MUNICIPALITY

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Office of the Chief Financial Officer

THE MUNICIPAL MANAGER

OBJECTION NO. _____

UMDONI MUNICIPALITY LODGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2028

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

HOLDING/PORTION 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: (_____) _____

Complete/Portion/Holding No. _____ Farm/Holding _____

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

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CELL: _____ FAX NO.: (_____) _____

E-MAIL ADDRESS: _____

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

NB: THE OBJECTION IS TOWARD THE VALUATION OF THE PROPERTY, NOT RATES

SECTION 2: PROPERTY DETAILS

(FOR SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS:

(IF AVAILABLE) _____

CODE: _____

EXTENT OF
PROPERTY _____ m²

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 _____ m²

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 _____ m²

3.2. OTHER BUILDINGS – ATTACH AS ANNEXURE A

BUILDING NO.	DESCRIPTION	SIZE m ²	IS THE BUILDING FUNCTIONAL
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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

Complete/Portion/Holding No. _____ Farm/Holding _____

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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 _____
OTHER	_____ ha	LITRES/HOUR _____
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

IF YOUR PROPERTY HAS BEEN ON THE
MARKET IN _____

Complete/Portion/Holding No. _____ Farm/Holding _____

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WHAT IS THE ASKING PRICE?

R _____

OFFER RECEIVED:

R _____

THE LAST 3 YEARS WHAT WAS THE ASKING PRICE?

R _____

OFFER RECEIVED

R _____

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

HOLDING/PORTION 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.

YEAR MONTH DAY

DATE _____ SIGNATURE: _____

Complete/Portion/Holding No. _____ Farm/Holding _____

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OFFICIAL USE

SECTION 7: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF PROPERTY _____

CATEGORY _____

PHYSICAL ADDRESS _____

MARKET VALUE _____

NAME OF OWNER _____

REASONS OF THE MUNICIPAL VALUER

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 _____

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