



FORM C: AGRICULTURAL HOLDINGS OR FARMS

THE MUNICIPAL MANAGER
 NYANDENI LOCAL MUNICIPALITY

OBJECTION NO.

LOGGING OF AN OBJECTION AGAINST A MATTER REFLECTED IN OR OMITTED FROM THE VALUATION ROLL FOR THE PERIOD 1 JULY 2013 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/PORTION NO.	<input type="text"/>	AGRICULTURAL HOLDING/FARM	<input type="text"/>		
		FARM NO.	<input type="text"/>	REG. DIV	<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 C.C 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"/>	
CELL	<input type="text"/>	FAX NO.	<input type="text"/>		
E-MAIL ADDRESS	<input type="text"/>				

1.2 OBJECTOR IS NOT THE OWNER OR MUNICIPALITY IS THE OBJECTOR

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

1.3 AUTHORISED REPRESENTATIVE OF THE OBJECTOR

NAME OF REPRESENTATIVE:	<input type="text"/>				
POSTAL ADDRESS	<input type="text"/>	CODE	<input type="text"/>		
TELEPHONE NO.:	HOME	<input type="text"/>	WORK	<input type="text"/>	
CELL	<input type="text"/>	FAX NO.	<input type="text"/>		
	<input type="text"/>				

E-MAIL ADDRESS

* IF A REPRESENTATIVE IS APPOINTED, PROOF OF AUTHORISATION 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 NO. [] (If available)

Table with 2 columns: 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)

Table with 4 columns: SERVITUDE NO., IN FAVOUR OF, FOR WHAT PURPOSE, AFFECTED AREA m²

WAS COMPENSATION PAID IF YES:- YES NO DATE OF PAYMENT AMOUNT R

SECTION 3: DESCRIPTION OF BUILDING

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

Table with 8 columns: 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

3.2 OTHER BUILDINGS – ATTACH AS ANNEXURE “A”

Table with 5 columns: BUILDING NO., DESCRIPTION, SIZE m², CONDITION, 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 [v] YES NO IF YES: DESCRIBE THE USE(S) IF NECESSARY PROVIDE ANNEXURE “B”

3.4 LAND USE ANALYSIS:

Table with 2 columns: NON AGRICULTURAL (REFER TO 3.3), GRAZING, UNDER IRRIGATION, DRY LAND, PERMANENT CROPS, OTHER, OTHER ha

CONDITION OF FENCES

Table with 3 columns: GOOD, AVERAGE, POOR. AREA GAME FENCED ha. NUMBER OF BOREHOLES, OUTPUT LITRES/HOUR, DAMS, CAPACITY

TOTAL	ha
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IS THE PROPERTY EXPOSED TO A RIVER?

YES		NO	
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Complete: Portion/Holding No. Farm/Holding

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3.5 OTHER

IS YOUR PROPERTY AFFECTED BY A LAND CLAIM?

YES		NO	
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IF YES: DATE OF CLAIM

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GAZETTE NO.

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DO YOU HAVE WATER RIGHTS?

IS YES: DETAILS

YES		NO	
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HAVE YOU APPLIED FOR A REZONING OR CONSENT USE?

CONSENT USE e.g. as guest houses, business, etc.

IF YES: DETAILS

YES		NO	
-----	--	----	--

HAS YOUR AGRICULTURAL HOLDINGS/
PROPERTY BEEN EXCISED

IF YES: DETAILS

YES		NO	
-----	--	----	--

HAS THE TOWNSHIP BEEN APPLIED FOR OR
PROCLAIMED?

IF YES: DETAILS

YES		NO	
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TENANT AND RENT INFORMATION – ANNEXURE “C”

NAME OF TENTANT	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

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

R

OFFER
RECEIVED

R

OFFER
RECEIVED

R

NAME OF AGENT:

--

TEL NO.

()

SALES 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

	PARTICULARS AS REFLECTED IN THE VALUATION ROLL	CHANGES REQUESTED BY OBJECTOR
DESCRIPTION OF THE PROPERTY		
CATEGORY		
PHYSICAL ADDRESS		
EXTENT		
MARKET VALUE		

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

Complete: Portion/Holding No. Farm/Holding

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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 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
DATE:			

SIGNATURE

OFFICIAL USE

SECTION 7: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF THE PROPERTY	
CATEGORY	
PHYSICAL ADDRESS	
EXTENT	
MARKET VALUE	
NAME OF OWNER	

REASONS OF THE MUNICIPAL VALUER

NAME OF MUNICIPAL VALUER/
ASSISTANT MUNICIPAL VALUER

- Delete whichever is not applicable

SIGNATURE

DATE

YEAR	MONTH	DAY

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