



FORM C: AGRICULTURAL HOLDINGS OR FARMS

REF

DATE

The Municipal Manager

Objection No:

Dr AB Xuma Local Municipality

Lodging of an objection against a matter reflected in or omitted from the valuation roll for the period **1 July 2024 to 30 June 2029**.

Description of property in respect of which the objection is made:

(Complete a separate form for each entry/property objected to)

FARM No./ PORTION No: FARM NAME

REGISTRATION DIVISION:

Section 1: Objector Information

1.1 Objector is the Owner

Registered Owner of Property

Identity No.

Company or CC

Registration No.

Physical address
Of Owner
Postal address
Of Owner

Code

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Code

--

Telephone No.

Home

()

--

Work

()

--

Cell

--

Fax

()

--

E-mail Address

--

1.2 Objector is the Municipality

Name of objector

--

Identity No.

--

Company or CC
Registration No.

--

Postal Address
Of Owner

--

Code

--

Telephone No.

Home

()

--

Work

()

--

Cell

--

Fax

()

--

E-mail Address

--

Status of the Objector (e.g. Tenant, pending Purchaser, Municipality etc)

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1.3 Authorised Representative of the Objector

Name of objector

Identity No. Company or CC Registration No.

Postal Address Of Owner Code

Telephone No. Home () Work ()

Cell Fax ()

E-mail Address

If a representative is appointed, proof of authorisation must be attached

Complete: Erf /Unit No.....Area / Scheme Name.....

Section 2: Property Details (For Sectional Titles See Sectional 4)

Address If applicable Code

Extent of property m²

Municipal Account if applicable

Name of Bond Holder	Registered Amount of Bond

Provide full details of all servitudes, roads proclamations or other endorsements against the property (if applicable)

Servitude No.		Affected Area	m ²
In favour of			
For what purpose			

Was compensation paid Yes No Amount

If yes:- Date of payment 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	
Dinning Room		Lounge with Dinning Room		Study		Playroom	
Television Room		Laundry		Separate Toilet			
Other				Size of main Dwelling	m ²		

3.2 Other Buildings- Attach as Annexure A

Building No.	Description	Size m ²	Condition	Is the building functional
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3.3 Is any portion of the property used for a purpose other than agricultural?
(e.g. Business , mining, eco-tourism, trading or hunting of game)

Tick✓ if Yes- Describe use.....

Yes	NO

If necessary provide annexure B

3.4 Land use analysis

Condition of fences

Non Agricultural	
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Good	Average	Poor

Refer to (3.3)	ha
Grazing	ha
Under irrigation	ha
Dry Land	ha
Permanent Crops	ha
Other	ha
Other	ha
Other	ha
Total	ha

Area game fenced

Number of boreholes

Output litres /hours

Dams

Capacity

Is the property exposed to a river?

Yes	<input type="text"/>	No	<input type="text"/>
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Complete: Erf / Unit No.....Area / Scheme Name.....

3.5 Other

Is your property affected by a land claim?

Yes	<input type="text"/>	No	<input type="text"/>
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If yes:-

Date of claim

Gazette No.

Do you have water rights?

Yes	<input type="text"/>	No	<input type="text"/>
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If yes: - Details

Have you applied for a rezoning or consent use?

Yes	<input type="text"/>	No	<input type="text"/>
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Consent use e.g. as guest houses, business etc

If yes: - Give Details

Has the township been applied for or proclaimed?

Yes	<input type="text"/>	No	<input type="text"/>
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If yes: - Details

Tenant and rent information- Annexure C

Name of tenant	Size	Rental (excl. VAT)	Escalation	Other Contributions	Terms of Lease	Start Date	Use
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Section 4: Market Information

If your property is currently on market, what is the asking price?

R	
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Offer received

R	
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If your property has been on the Market in the last 3 years what was the asking price?

R	
---	--

Offer received

R	
---	--

Name of agent

Tel

Sale transactions (of other properties in the vicinity) used by the objector in determining the market value of the property objected to

Holding / Portion no.	Agricultural holding / farm	Date of Sale	Selling price

Section 5: Objection Detail

	Particulars as reflected in the valuation roll	Changes requested by the objector
Description of the property		
Category		
Physical address / Door No / Flat No.		
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 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 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.

Date

Year	Month	Day

.....
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

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Name of Municipal Valuer / Assistant.....
 Municipal Valuer*

*Delete whichever is not applicable

Signature

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 NoFarm / Holding