

**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: ( )

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**

Complete/Portion/Holding No. \_\_\_\_\_ Farm/Holding \_\_\_\_\_

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

## FORM C: AGRICULTURAL HOLDINGS OR FARMS

### SECTION 2: PROPERTY DETAILS

(FOR SECTIONAL TITLES SEE SECTION 4)

PHYSICAL ADDRESS:  
(IF AVAILABLE)

CODE: \_\_\_\_\_

EXTENT OF  
PROPERTY

\_\_\_\_\_ m<sup>2</sup>

MUNICIPAL ACCOUNT NO.

\_\_\_\_\_ (If available)

NAME OF BOND HOLDER

REGISTERED AMOUNT OF BOND

\_\_\_\_\_  
PROVIDE FULL DETAILS OF ALL SERVITUDES, ROAD PROCLAMATIONS OR OTHER ENDORSEMENTS  
AGAINST THE PROPERTY (If applicable)

SERVITUDE NO. \_\_\_\_\_ AFFECTED AREA \_\_\_\_\_ m<sup>2</sup>

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 \_\_\_\_\_ m<sup>2</sup>

3.2. OTHER BUILDINGS – ATTACH AS ANNEXURE A

BUILDING NO. \_\_\_\_\_ DESCRIPTION \_\_\_\_\_ SIZE m<sup>2</sup> \_\_\_\_\_ 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 (✓)

YES

NO

IF YES – DESCRIBE THE USE(S) \_\_\_\_\_

IF NECESSARY PROVIDE ANNEXURE B

Complete/Portion/Holding No. \_\_\_\_\_ Farm/Holding \_\_\_\_\_

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

## FORM C: AGRICULTURAL HOLDINGS OR FARMS

### 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 _____ LITRES/HOUR
OTHER	_____ ha	
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?                      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?

R \_\_\_\_\_

OFFER RECEIVED:

R \_\_\_\_\_

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

R \_\_\_\_\_

OFFER RECEIVED

R \_\_\_\_\_

Complete/Portion/Holding No. \_\_\_\_\_ Farm/Holding \_\_\_\_\_

PLEASE COMPLETE THE BOTTOM OF EACH PAGE

## FORM C: AGRICULTURAL HOLDINGS OR FARMS

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.

DATE YEAR MONTH DAY SIGNATURE: \_\_\_\_\_

### OFFICIAL USE

### SECTION 7: DECISION OF MUNICIPAL VALUER

DESCRIPTION OF PROPERTY \_\_\_\_\_  
CATEGORY \_\_\_\_\_  
PHYSICAL ADDRESS \_\_\_\_\_  
MARKET VALUE \_\_\_\_\_  
NAME OF OWNER \_\_\_\_\_

REASONS OF THE MUNICIPAL VALUER

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Complete/Portion/Holding No. \_\_\_\_\_ Farm/Holding \_\_\_\_\_

## FORM C: AGRICULTURAL HOLDINGS OR FARMS

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 \_\_\_\_\_

PLEASE COMPLETE THE BOTTOM OF EACH PAGE